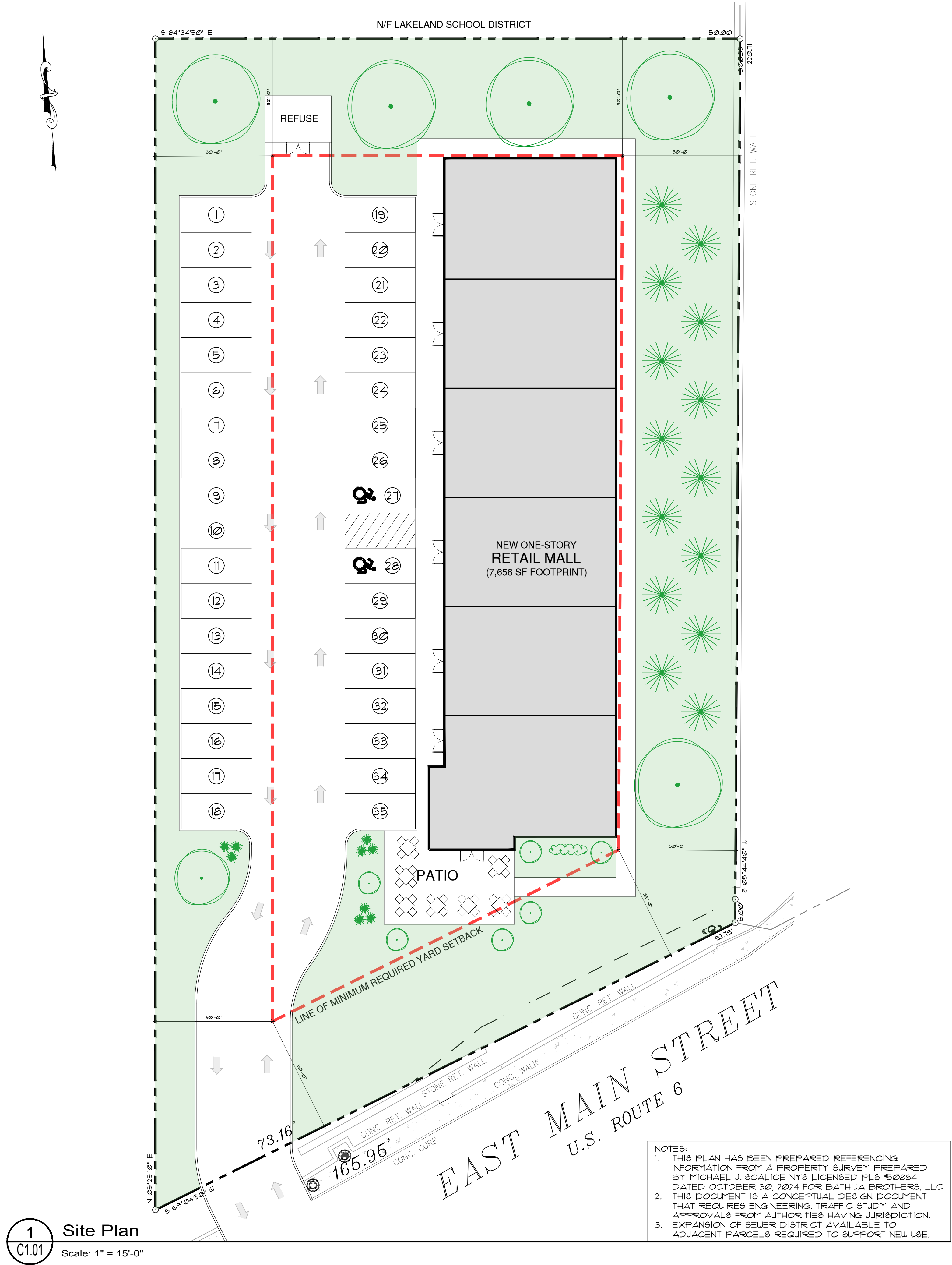




BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONE: HC (Highway Commercial)		
	Existing Use: Vacant Parcel		
	Proposed Use: Eating & Drinking Establishment		
MINIMUM REQUIRED			
	Required	Existing	Proposed
Lot Area	20,000 SF	39,334.54 SF±	NO CHANGE
Lot Width	100 FT	150 FT	NO CHANGE
Landscape Coverage	30% / 11,800 SF	100% / 39,334.54 SF	>30%
YARD SETBACKS			
	Required	Existing	Proposed
Front	30 FT	N/A	30 FT
Rear	30 FT	N/A	30 FT
Side	30 FT	N/A	30 FT
MAXIMUM PERMITTED			
	Permitted	Existing	Proposed
Building Coverage	20% / 7,666 SF	N/A	19.99% / 7,660 SF
Height	25 STORIES/ 35'	N/A	1 STORY/ 25 FT
PARKING			
	Factor	Minimum Req'd	Proposed
Retail	1 SPACE / 300 SF	6,600 SF = 22 SPACES	22 SPACES
Medical Office	4 SPACES / PHYSICIAN 1 SPACE / EMPLOYEE	2 PHYSICIANS/ 5 EMPLOYEES = 13 SPACES	13 SPACES
Total		35 SPACES	35 SPACES

