

SITE DATA

S.C.T.M.: DISTRICT 5, SECTION 126, BLOCK 1, LOT 2.1
DISTRICT 5, SECTION 147, BLOCK 1, LOTS 30 & 97
EXIST. ZONING: ICD - INDUSTRIAL CORRIDOR DISTRICT

EXIST. ZONING: ICD - INDUSTRIAL CORRIDOR DISTRICT TOTAL SITE AREA: ± 216,913 SF (± 4.98 AC.)

FIRE DISTRICT: LAKELAND FD ZONE 2

PROPOSED BUILDING AREA: 75,416 SF FLOOR AREA RATIO (FAR): 34.77%

PROPOSED USE : INDUSTRIAL/WAREHOUSE

ZONING ANALYSIS

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT AREA	N/A	± 216,913 SQ.FT.
MIN. LOT WIDTH	300 FT	426 FT
MAX. BUILDING HEIGHT	60'	<60 FT
MAX. FRONT YARD SETBACK	100'	59.1'*
MIN. REAR YARD SETBACK	25'	39.2'
MIN. SIDE YARD SETBACK	25'	81.1'
MAX. F.A.R.	35%	34.77%

PARKING CALCULATIONS

REQUIRED:

OFFICE : 1 PER 200 SF OF GFA (MINIMUM 15%)

WAREHOUSE : 1 PER 1,000 SF OF GFA

STALL SIZE : 9' X 19'

OFFICE : 11,316 SF/200 SF = 56.6 STALLS WAREHOUSE : 64,100 SF/1,000 SF = <u>64.1 STALLS</u>

TOTAL : $= \overline{120.7 \text{ STALLS}}$ (SAY 121 STALLS)

PROVIDED:

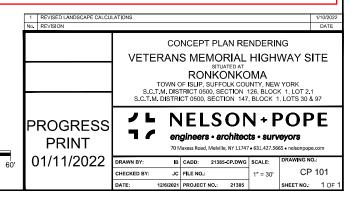
SCALE: 1" = 30'

TOTAL : 121 STALLS STALL SIZE : 9' X 19'

LANDSCAPING CALCULATIONS

LANDSCAPED AREA IN FRONT YARD 22,739 SQ.FT. (10.48%) TOTAL LANDSCAPED AREA 38,006 SQ.FT. (17.52%)

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.



^{*} VARIANCE REQUIRED