



ZONING TABLE

ZONE: LI - LIGHT INDUSTRIAL
USE: MEDICAL OFFICE

BULK REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	40,000 SF	324,514 SF (7.45 AC)	N/A
MIN LOT WIDTH	150.0'	1,004.0'	N/A
MIN LOT FRONTAGE	100.0'	1,039.0'	N/A
MIN YARD SETBACKS			
FRONT YARD	75.0' AND 100.0' FROM STREET ROW	N/A	N/A
SIDE YARD	30.0' FROM SIDE LOT LINE	N/A	N/A
REAR YARD	30.0' FROM REAR LOT LINE	N/A	N/A
MAX STORIES	5	N/A	2
MAX LOT COVERAGE	60.0%	N/A	23.0%
MIN % OF NATURAL COVERAGE	20.0%	N/A	77.0%

PARKING REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	9' X 20'	N/A	9' X 20'
MIN AISLE WIDTH	24'	N/A	24'
MIN LOADING SIZE	12' X 65'	N/A	N/A
MIN NUMBER OF STALLS (2 STORY)	130	N/A	110

MEDICAL OFFICE:
REQUIRED FOR MEDICAL OFFICE USE = 4 SPACES PER 1,000 SF
NOTE: BUSINESSES IN LIGHT INDUSTRIAL DISTRICT ARE REQUIRED 1 LOADING SPACE PER 40,000 SF

**DEVELOPMENT SUMMARY
MEDICAL OFFICE**

ITEM	PROPOSED
PROP BUILDING FOOTPRINT	13,000 SF
STORIES	2
GROSS SF	26,000 GSF
104 PARKING SPACES REQUIRED	110 SPACES PROVIDED
MEDICAL OFFICE: REQUIRED FOR MEDICAL OFFICE USE = 4 SPACES PER 1,000 SF	



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CONCEPT PLAN

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