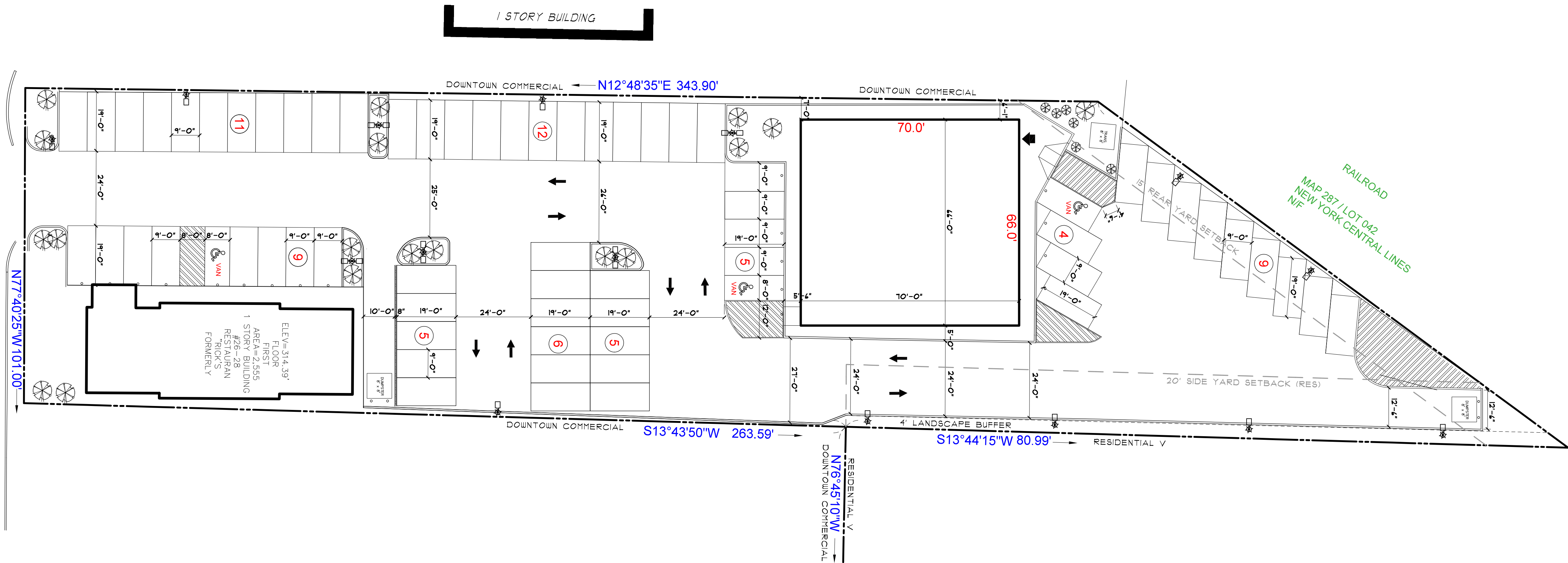


**WEST CENTRAL STREET**  
(1925 COUNTY LAYOUT - 40' WIDE)



ZONING ANALYSIS TABLE				
ZONING DISTRICT: DOWNTOWN COMMERCIAL				
ZONE CRITERIA	REQUIRED	EXISTING	DRIVE THRU PLAN	NEW PROPOSED
MINIMUM LOT AREA	5,000 sf	42,775 sf	NO CHANGE	NO CHANGE
MINIMUM LOT WIDTH	45'	101'	NO CHANGE	NO CHANGE
MAX. BUILDING COVERAGE	80%	6.0%	16.3%	16.3%
MIN. FRONT SETBACK	5'	20.0'	NO CHANGE	NO CHANGE
MIN. SIDE SETBACK (ABUT RES.)	20'	158.5'	36.4'	32'
MIN. REAR SETBACK	15'	248.0'	25.1'	25.1'
MAX. BUILDING HEIGHT	3 STORIES or 40'	1 STORY	1 & 3 STORIES	1 & 3 STORIES
IMPERVIOUS COVERAGE	90%	45.0%	84.0%	84.0%
PARKING SPACES	25	36	49	66
PARKING CRITERIA	- Mixed use: 1.5 spaces per dwelling unit - Restaurant: 1 space per 2.5 seats - Retail: 1 space per 200 GFA			

**PROGRESS PRINT 10-23-18  
NOT FOR CONSTRUCTION**

REVISIONS
1.
2.
3.
4.
5.

PROJECT NO.	18-12
DATE ISSUE	PROGRESS
DRAWN BY:	P.F.
CHECKED BY:	P.F.

ARCHITECTS SEAL:

ENGINEERS SEAL: