

**BUILDING INFO - SINGLE STORY**  
 BUILDING SIZE ~ 6,688 SF  
 DRIVE-UP ~ 3 LANES  
 PARKING REQUIREMENT ~ 18 PARKING STALLS  
 PARKING PROVIDED ~ 47 PARKING STALLS

**SITE INFO**  
 ZONING: LC LIMITED COMMERCIAL  
 (ADJACENT PROPERTY RM2 & LC)

**BUILDING & PARKING SETBACKS**  
 FRONT (SOUTH - ARTERIAL STREET) 15'  
 REAR (NORTH - ADJACENT TO RM2 DISTRICT) 20' - 1 STORY  
 REAR (NORTH - ADJACENT TO RM2 DISTRICT) 35' - 2 STORY  
 SIDE (WEST - COMMERCIAL COLLECTOR OR LOCAL STREET) 20'  
 SIDE (EAST - LC-LIMITED COMMERCIAL) 15' - 1 STORY  
 SIDE (EAST - LC-LIMITED COMMERCIAL) 30' - 2 STORY

**SETBACKS AT INTERSECTIONS (ALL OTHER NON-RESIDENTIAL DISTRICTS)**  
 ARTERIAL TO ARTERIAL = 50'-0" MINIMUM RADIUS

24'-0" DRIVE WITH WITH 50' WIDE EASEMENT - ALONG 96TH STREET

**PARKING REQUIRED**  
 1 SPACE PER 375 SF

**PARKING STALL SIZE**  
 9'-0"x18'-0" (90 DEGREE STALLS) 24'-0" DRIVE ISLE FOR TWO-WAY  
 9'-0"x22'-0" (PARALLEL STALLS) 12'-0" DRIVE ISLE FOR ONE-WAY

**DRIVE AISLE SIZE**  
 24'-0" WIDE

**BUILDING SIZE** ~ 6,650 SF  
**PARKING REQUIREMENT** ~ 6,650 SF / 375 SF = 18 PARKING STALLS

**MAX LOT COVERAGE** 80%  
**MAX HEIGHT** 30'

**DRIVE UP WINDOW STACKING** - MIN 40'

**TRASH ENCLOSURE**  
 NEED SEPARATE TRASH AND RECYCLING UNLESS APPROVED IN PRESUBMITTAL  
 CAN NOT BE IN FRONT OF BUILDING  
 CAN NOT BE IN THE SETBACK AREA  
 MUST PULL STRAIGHT IN AND THEN BACK OUT 50'-0"

