

PARKING REQUIREMENTS:

Restaurant Calculation:
 1 space per 3 seats
 Required Spaces for approx. 22 seats: 8 spaces
 Provided Spaces: 16 spaces

- Additional Regulations:**
- No parking allowed in front setback
 - Provide 5-foot buffer from Commercial Property Line
 - Parking Spaces Minimum Size: 9' wide by 19' long
 - One Way 45° Parking: 13-foot wide aisle width
 - One Way 90° Parking: 20-foot wide aisle width
 - Two Way 90° Parking: 24-foot wide aisle width
 - Provide 1 Handicap Parking space per 60 spaces.
 - Drive Through Queue Length: 8 vehicles

SIGN REQUIREMENTS:

Signs Allowed:
 One Building Sign and One Freestanding Sign.
 Building Sign Area: 15% of Front Wall Area up to 100 Sq. Ft.
 Free Standing Sign Area: 32 Sq. Ft. Max. per face.
 Minimum Setback: 10 Feet Front and Side.
 Maximum Height: 12 Feet. Pole Signs Prohibited.
 Direction Signs: Permitted, not exceeding 8 Sq. Ft. per face, no taller than 6-foot

Signs Provided:
 One (1) 60 Sq. Ft. Building Sign.
 One (1) 32 Sq. Ft. Monument Freestanding Sign.
 Five (5) Directional Signs (2 Exit, 1 Dunkin', 2 Drive Thru)
 One (1) 33 Sq. Ft. Menuboard Sign.

SITE DATA:

Existing Zoning: C "Commercial"
 Lot Size: Approx. 158.50 feet wide by 347.53 feet deep
 Lot Area: 1.351± Acres (58,850± Square Feet)

C DISTRICT REQUIREMENTS:

- Minimum Lot Width: 100 Feet
- Minimum Lot Area: 1.0 Acres
- Lot Coverage: Maximum 70% (80% Incentive)
- Front Yard: 80 Feet
- Side Yard: 25 Feet
- Rear Yard: 25 Feet
- Maximum Building Height: 45 Feet

PROPOSED ZONING:

- Lot Width: 158.5 Feet
- Lot Area: 1.351 Acres
- Lot Coverage: Approx. 41.5% (0.56 Acres)
- Front Yard: 80.00 Feet
- Side Yard: 51.00 Feet
- Rear Yard: 198.34 Feet
- Building Height: Approximately 24 Feet

ADDITIONAL ZONING:

- Area of Disturbance is approximately 32,000 Sq. Ft. (0.73 Acres)
- Area of Landscaping is approximately 24.6% (0.33 Acres)

N/F BRONDY REAL ESTATE CO., INC.
 L. 9657, P. 259

N/F GENERAL CONSTRUCTION CO.
 L. 9779, P. 9

REQUIRED
 10' SETBACK

FND IP
 0.00N
 0.00E

N/F DEAN T. PENMAN
 L. 10,225, P. 57

N/F ROY E. & ELEANOR DOHN
 L. 5351, P. 324

N/F RONALD J. & LINDA M. HIRTREITER
 L. 9487, P. 203

73'18"29"

REQ'D
 10' SETBACK

10' SETBACK

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