

TABLE 1 - DEVELOPMENT STANDARDS FOR IG DISTRICTS

Standard	Required/Allowed	Proposed	Complies?
Lot Size	5,000 square feet (min)	3.45 acres	Yes
Building Area	N/A	52,269 square feet	N/A
Height	35 feet (up to 50 feet with height adjustment)	47 feet	<i>Yes, with Admin Exception (Height)</i>
Front setback*	20 feet	20 feet	Yes
Side Setback* (L)	20 feet	>50 feet	Yes
Side Setback* (R)	20 feet	>50 feet	Yes,
Rear Setback*	20 feet	>100 feet	Yes
Lot coverage	75%	35%	Yes
FAR	1.0	0.35	Yes
Automobile Parking	49 spaces Warehouse - 32 @1/1,500 sf Office - 17 @1/300 sf	62 spaces	Yes
Bicycle Parking	4 spaces 5% of automobile parking	14 spaces	Yes
Truck Parking	2	15	Yes
Landscaping	5%	15%	Yes
Fencing	Per Code	Fence/Gates are under 8'	Yes
Signs	Per Code	None proposed	<i>Yes, w/Condition 21</i>
Equipment Screening	Yes	Equipment screened by parapets	<i>Yes, w/Conditions 22-24</i>
Refuse Storage	Yes	10 ft by 12 ft enclosure	Yes
Utility Undergrounding	Yes	Utilities Undergrounded	<i>Yes, w/Condition 26</i>
Lighting	Yes	Conditioned	<i>Yes, w/Condition 40</i>

* Minimum Setbacks: Buildings over 40 ft. in height require a minimum yard of 20 ft.