



SITE STATISTICS	
1.02 ACRES / 44,254 SF	
ZONING REQUIREMENTS	C-3
LOT AREA	44,254 SF
OPEN SPACE	20% MIN
SETBACKS	
FRONT YARD	15'-0"
INTERIOR SIDE	NO REQ
REAR YARD	15'-0"
HEIGHT	45'-0"
BUILDING COVERAGE	NO REQ
IMPERVIOUS COVERAGE	NO REQ
PARKING REQUIREMENTS	
TENANT A	
1 STALL PER 3 SEATS	
30 SEATS = 10 STALLS REQ'D	
TENANT B	
5 STALLS PER 1,000 SF	
4,324 SF = 22 STALLS REQ'D	
SPORTS BAR	
1 STALLS PER 3 SEATS	
200 SEATS = 67 STALLS REQ'D	
99 STALLS REQUIRED	
124 STALLS SHOWN	