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TABLE OF LAND USE AND ZONING

PARCEL ID: P60-400-026104002001

COMMUNITY BUSINESS DISTRICT (C-2)

STATE ROUTE 20/23 OVERLAY DISTRICT (O-Z)

PROPOSED USE

RETAIL	PERMITTED USE
DENTAL OFFICE	PERMITTED USE
RESTAURANT	PERMITTED USE

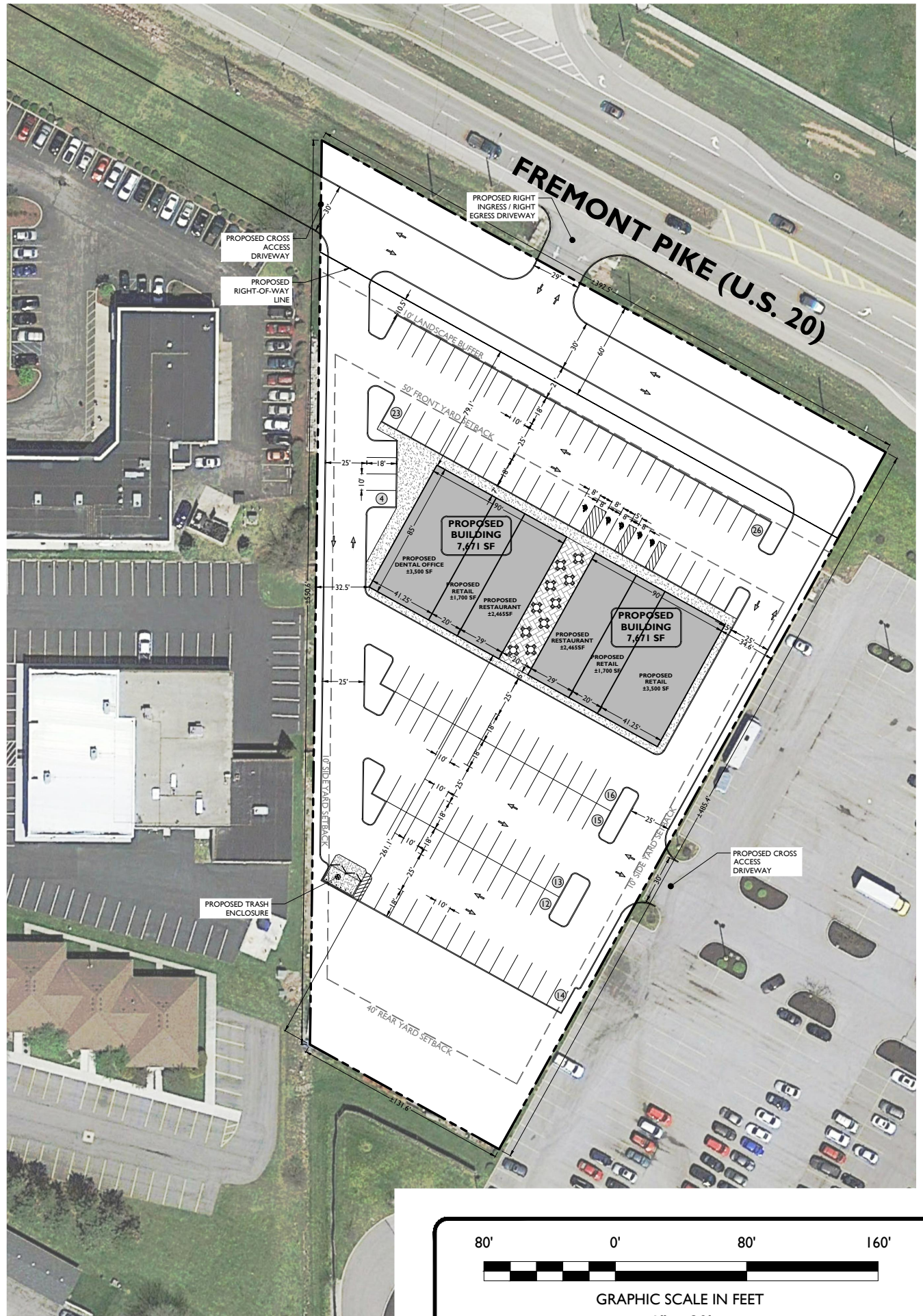
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	N/A	104,580 SF (2.4 AC)
MINIMUM LOT WIDTH	250 FT	131.6 FT (EN)
MAXIMUM LOT COVERAGE	35% (36,603 SF)	14.7% (15,342 SF)
MAXIMUM BUILDING HEIGHT	45 FT	< 45 FT
MINIMUM FRONT YARD SETBACK	50 FT	79.1 FT
MINIMUM SIDE YARD SETBACK	10 FT	32.5 FT
MINIMUM REAR YARD SETBACK	40 FT	261.1 FT
MINIMUM LANDSCAPE BUFFER	10 FT	10.5 FT

(EN) EXISTING NON-CONFORMITY

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
ARTICLE IX SEC. B	RETAIL: 1 SPACE PER 250 SF (6,900 SF) (1/250 SF) = 28 SPACES 1 SPACE PER 2 EMPLOYEES (16 EMPLOYEES) (1/2 EMPLOYEES) = 8 SPACES DENTAL OFFICE: 1 SPACE PER 50 SF OF WAITING ROOM (1,000 SF)(1/50 SF) = 20 SPACES 1 SPACE PER EXAMINATION ROOM (8 ROOM)(1 SPACE) = 8 SPACES RESTAURANT: 1 SPACE PER 150 SF (4,930 SF)(1/150 SF) = 33 TOTAL: 28 + 8 + 20 + 8 + 33 = 97 SPACES	123 SPACES
ARTICLE IX SEC. B	STACKING SPACE 11 STACKING SPACES	12 SPACES
ARTICLE IX SEC. B	90° PARKING: 10 FT X 18 FT W/ 25 FT AISLE	10 FT X 18 FT W/ 25 FT AISLE
ARTICLE IX SEC. A	LOADING: 1 SPACE PER 20,000 SF AT 10 FT X 25 FT	PROPOSED

(V) VARIANCE
(*) PLANNING COMMISSION MAY WAIVE UP TO 50% OF REQUIRED PARKING



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CONCEPT PLAN

**PROPOSED MULTI-TENANT
BUILDING W/ DRIVE-THRU
FACILITIES**

PARCEL ID: P60-400-026104002001
10411 FREMONT PIKE
PERRYBURG TOWNSHIP
WOOD COUNTY, OHIO

DRAFT
TIM PONTON

NOT APPROVED FOR
CONSTRUCTION

DRAWN BY: ERW
CHECKED BY: JAM
DATE: 04/27/2017
SCALE: (H) 1" = 80'

PROJECT ID: M-16274
TITLE:

CONCEPT J

SHEET:

J-1

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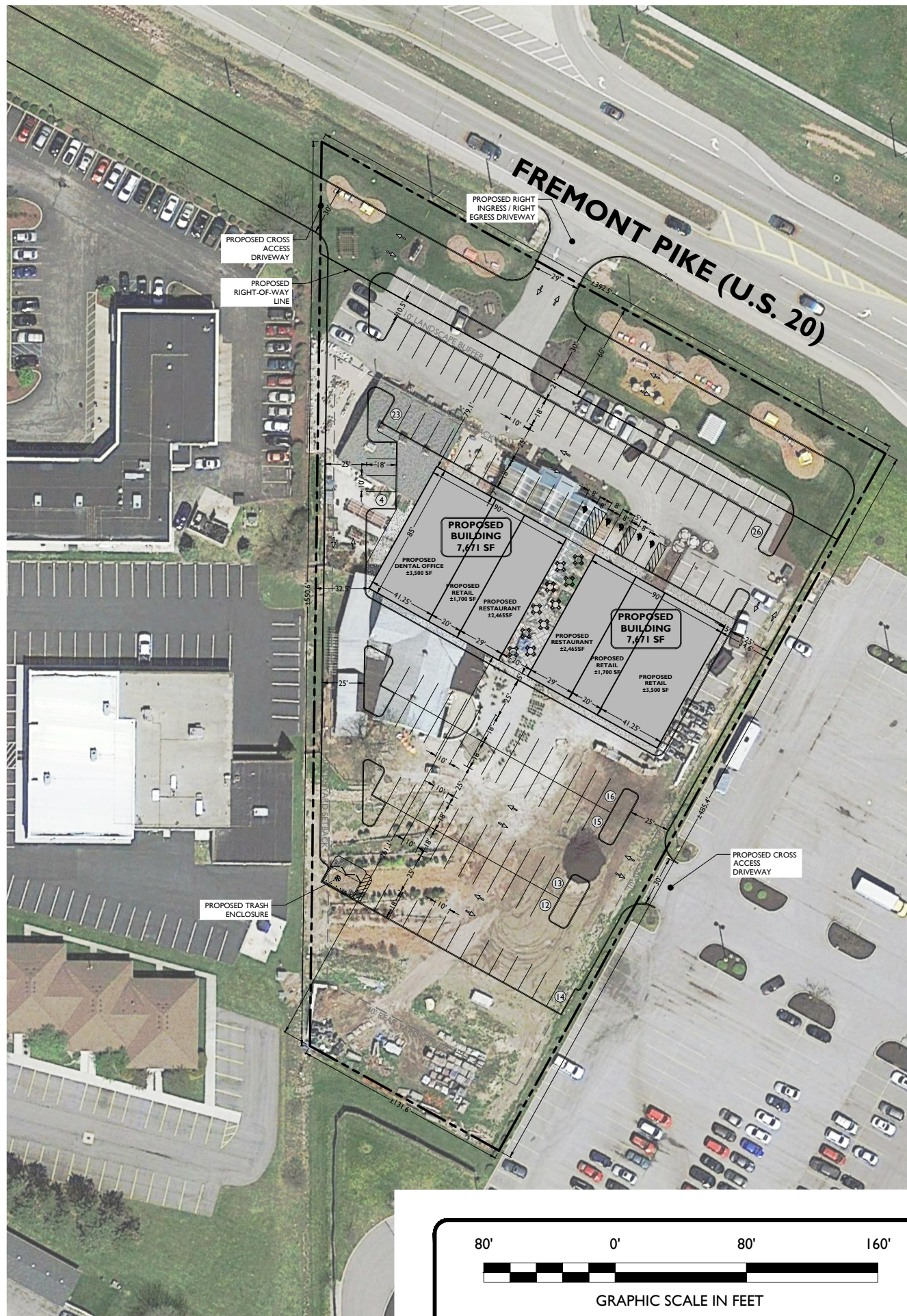
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J-2