

ZONING COMPLIANCE CHART

**C-6 (ROUTE 33E COMMERCIAL) ZONE (§ 404.09) & HOSPITAL SUPPORT OVERLAY
PET STORE, PET SUPPLIES, AND PET GROOMING SERVICES: PERMITTED USES**

ORD.SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
SCHED. B	MIN. LOT AREA (SF)	15,000	14,500 (0.333 AC) (N)	NO CHANGE	NO (N)
SCHED. B	MIN. LOT WIDTH (FT)	100	100	NO CHANGE	YES
SCHED. B	MIN. LOT FRONTAGE (FT)	100	100	NO CHANGE	YES
SCHED. B	MIN. LOT DEPTH (FT)	100	145	NO CHANGE	YES
	PRINCIPAL BUILDING				
SCHED. B	MIN. FRONT YARD SETBACK (FT)	15	11.3 (N)	NO CHANGE	NO (N)
SCHED. B	MIN. REAR YARD SETBACK (FT)	20	81.2	NO CHANGE	YES
SCHED. B	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	0/10	1	NO CHANGE	YES
	BOTH SIDES (FT)	25	63.7	NO CHANGE	YES
SCHED. B	MAX. BUILDING HEIGHT (FT)	48	15.64	NO CHANGE	YES
SCHED. B	MAX. BUILDING HEIGHT (STORIES)	3	1	NO CHANGE	YES
	ACCESSORY BUILDING				
SCHED. B	MIN. FRONT YARD SETBACK (FT)	15	N/A	98	YES
SCHED. B	MIN. REAR YARD SETBACK (FT)	20	N/A	21	YES
SCHED. B	MIN. SIDE YARD SETBACK				
	ONE SIDE (FT)	0/10	N/A	11	YES
	BOTH SIDES (FT)	25	N/A	70	YES
SCHED. B	MAX. BUILDING HEIGHT (FT)	48	N/A	24.75	YES
SCHED. B	MAX. BUILDING HEIGHT (STORIES)	3	N/A	2	YES
	LOT COVERAGE				
SCHED. B	MAX. BUILDING COVERAGE (%)	35	11.1	19.01	YES
SCHED. B	MAX. TOTAL LOT COVERAGE (%)	80	24.5	61.28	YES
SCHED. B	MIN. IMPROVABLE AREA (SF)	7,200	8,800	NO CHANGE	YES
SCHED. B	MIN. IMPROVABLE AREA DIAMETER OF CIRCLE (FEET)	55	80	NO CHANGE	YES
SCHED. B	MAX. FLOOR AREA RATIO	0.6	0.11	0.22	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) PER ORD. #07-11 BUILDING HEIGHT IS THE THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT ALL CORNERS OF THE BUILDING TO THE TOP OF THE HIGHEST ROOF BEAMS ON A FLAT OR SHED ROOF, THE DECK LEVEL ON A MANSARD ROOF, AND THE AVERAGE HEIGHT BETWEEN THE EAVES AND THE RIDGE LEVEL FOR GABLE, HIP, AND GAMBREL ROOFS.

EXISTING BUILDING HEIGHT:

AVERAGE GRADE: (21.83 + 21.30 + 22.11 + 22.00 + 22.15 + 22.00 + 20.95) / 7 = 21.76

EAVE ELEVATION: (21.83 + 12.02) = 33.85

BUILDING HEIGHT: (40.95 + 33.85) / 2 = 37.40 - 21.76 = 15.64

PROPOSED BUILDING HEIGHT:

AVERAGE GRADE: (22.20 + 22.20 + 22.10 + 22.60) / 4 = 22.28

BUILDING HEIGHT: (28.50 + 21.00) / 2 = 24.75

PARKING, DRIVEWAY & LOADING COMPLIANCE CHART (§ 412.17)

ORD. SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
412.17.B	STALL SIZE (FT)	9 X 18	9 X 18	YES
412.18	PARKING PROHIBITED IN FRONT SETBACK	OUTSIDE FRONT SETBACK	OUTSIDE FRONT SETBACK	YES
TABLE 4.2	NUMBER OF PARKING SPACES RETAIL & SERVICES: 1 PER 250 SF OF GFA OFFICE: 1 PER 300 SF OF GFA	2,475 SF / 250 = 9.9 SPACES 750 SF / 300 = 2.5 SPACES TOTAL = 12.4 = 12 SPACES 12 - 10% EV = 10.8 (1) TOTAL = 11 SPACES	11 SPACES (INCL. 1 ADA & 2 EV)	YES
PL 2021 c171	MIN. MAKE-READY ELECTRIC VEHICLE SPACES (<50 OFF-STREET SPACES)	1	2	YES
514.9	MIN. AISLE WIDTH (PERPENDICULAR PARKING)(FT)	24	24	YES
TABLE 5.2	MIN. NON-RESIDENTIAL DRIVEWAY WIDTH (TWO WAY)(FT)	20	24	YES
TABLE 5.2	MAX. NON-RESIDENTIAL DRIVEWAY WIDTH (TWO WAY)(FT)	24	24	YES
411.04.E	MIN. FRONT YARD SETBACK (FT)	15	16	YES
509.1.1	MIN. SIDE YARD PARKING LOT SETBACK (FT)	10	12	YES
509.1.1	MIN. REAR YARD PARKING LOT SETBACK (FT)	10	23	YES
514.B.3	MIN. PARKING SETBACK TO BUILDING (FT)	10	8.66 (V)	NO (V)
TABLE 4.1	MIN. COMMERCIAL LOADING BERTHS (UP TO 10,000 SF)	0	0	YES

(N) EXISTING NON-CONFORMITY (I) IMPROVED CONDITION N/A - NOT APPLICABLE
 (E) EXISTING VARIANCE (X) VARIANCE / NON-CONFORMITY ELIMINATED N/S - NOT SPECIFIED
 (V) PROPOSED VARIANCE (W) PROPOSED WAIVER
 (a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE
 (1) PER P.L. 2021, C.171, 3.e., A PARKING SPACE PREPARED WITH EVSE OR MAKE-READY EQUIPMENT SHALL COUNT AS AT LEAST TWO PARKING SPACES FOR THE PURPOSE OF COMPLYING WITH A MINIMUM PARKING SPACE REQUIREMENT. THIS SHALL RESULT IN A REDUCTION OF NO MORE THAN 10% OF THE TOTAL REQUIRED PARKING.

ELECTRIC VEHICLE PARKING SUMMARY (P.L. 1975, c. 291)

PARKING LOT OR GARAGE NOT COVERED IN C.40:55D-66.20.3.a.(1)

SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
3.c.	MINIMUM NUMBER OF MAKE-READY (MR) PARKING SPACES			
3.e.	25 OR FEWER OFF-STREET PARKING SPACES	0	2	YES
3.e.	EV OR MAKE-READY COUNTS AS TWO PARKING SPACES FOR UP TO 10% REDUCTION OF THE TOTAL REQUIRED SPACES	TOTAL = 12.4 = 12 SPACES 12 - 10% EV = 10.8 TOTAL = 11 SPACES	11 SPACES	YES

SIGNAGE COMPLIANCE CHART (§416.07 REVISED PER §08-44 & §15-28)

ORD.SECTION	STANDARD	REQUIRED	PROPOSED	COMPLIES
	FREE STANDING SIGN			
416.07.A	MAX. QUANTITY	1	1	YES
416.07.A.5	MAX. SIGN AREA (SF)	69.5 (1)	19.63	YES
416.07.A.6	MIN. SETBACK (FT)	3/4 OF THE SIGN HEIGHT = .75 x 6.0 = 4.5	4.5	YES
416.07.A.7	MAX. HEIGHT (FT) (< 150 SF)	15	6	YES
	PRIMARY WALL MOUNTED SIGN			
416.07.B.1.A	MAX. SIZE (SF)	34.9 (2)	34.03	YES
416.07.B.1.B	MAX. MOUNTING HEIGHT (FT)	8' & NOT TO EXTEND 2' ABOVE ROOF LINE	>8 & LESS THAN ROOF (W)	NO (W)
416.07.B.1.C	MAX. QUANTITY	1	1	YES
416.07.B.1.D	MAX. HORIZONTAL DIMENSION (FT)	21.83 (75% OF WALL FACE)	8.17	YES
416.07.B.1.E	MAX. PROJECTION (FT)	1	TO COMPLY	YES
	SECONDARY WALL MOUNTED SIGN			
416.07.B.3.A	MAX. SIZE (SF)	17.5 (50% PRIM. BLDG SIGN)	TO COMPLY	YES
416.07.B.3.A	ALLOWABLE LOCATION	SIDE OR REAR FACADE	TO COMPLY	YES
	PERMANENT WINDOW SIGN			
416.07.F.4	MAX. QUANTITY	1 SIGN PER BUSINESS PER WINDOW 2 SIGNS PER BUSINESS PER WALL 4 SIGNS PER BUSINESS	1 PER WINDOW 2 PER WALL 3 SIGNS TOTAL	YES
416.07.F.3	MAX. SIGN AREA (SF)	35% OF WINDOW AREA (3)		
	WINDOW SIGN 1	9.5 SF x 0.35 = 3.33	0.39	YES
	WINDOW SIGN 2	9.5 SF x 0.35 = 3.33	0.45	YES
	WINDOW SIGN 3	7.8 SF x 0.35 = 2.73	0.43	YES
	WINDOW SIGN 4	8.0 SF x 0.35 = 2.80	1.23	YES
	AWNING SIGN			
416.07.C.1	MAX. QUANTITY	2 PER AWNING	1 PER AWNING	YES
416.07.C.2	MAX. SIGN FACE VERTICAL DIMENSION (FT)	1.5	0.34	YES
416.07.C.3	MAX. LETTER/NUMBER/CHARACTER/IMAGE HEIGHT (INCH)	10	3.75	YES
416.07.C.4	MAX. LETTER/NUMBER/CHARACTER/IMAGE WIDTH (FT)	1	TO COMPLY	YES
416.07.C.5	MAX. NUMBER OF COLORS USED	2	2	YES
416.07.C.6	ALLOWABLE AWNING LOCATION	FIRST-STORY ONLY	FIRST-STORY ONLY	YES
	AWNING 1			
416.07.C.7	MIN. AWNING HEIGHT (FT)	8	2	YES
416.07.C.8	MAX. AWNING HORIZONTAL PROJECTION (FT)	5	4	YES
416.07.C.9	MAX. AWNING VERTICAL PROJECTION (FT)	HORIZONTAL PROJECTION	1.34	YES
416.07.C.11	MAX. HORIZONTAL SIGN DIMENSION (FT)	LESSER OF 15 FT OR 60% OF THE AWNING 10.77 FT x 0.6 = 6.5 FT	6.5	YES
	AWNING 2			
416.07.C.7	MIN. AWNING HEIGHT (FT)	8	2	YES
416.07.C.8	MAX. AWNING HORIZONTAL PROJECTION (FT)	5	4	YES
416.07.C.9	MAX. AWNING VERTICAL PROJECTION (FT)	HORIZONTAL PROJECTION	1.34	YES
416.07.C.11	MAX. HORIZONTAL SIGN DIMENSION (FT)	LESSER OF 15 FT OR 60% OF THE AWNING 4 FT x 0.6 = 2.4 FT	2.4	YES

(N) EXISTING NON-CONFORMITY

(I) IMPROVED CONDITION

N/A - NOT APPLICABLE

(E) EXISTING VARIANCE

(X) VARIANCE / NON-CONFORMITY ELIMINATED

N/S - NOT SPECIFIED

(V) PROPOSED VARIANCE

(W) PROPOSED WAIVER

(a) THIS PERTAINS TO AN EXISTING STRUCTURE WHICH WAS NOT MADE AVAILABLE TO THIS OFFICE

(1) MAX. FREESTANDING SIGN AREA: 3,225 SF - 1,501 SF = 1,724 / 50 = 34.5 SF + 35 SF = 69.5 SF

(2) MAX. WALL MOUNTED SIGN AREA IS THE LESSER OF 48 SF OR 1.2 SF FOR EACH LF OF SUCH WALL FACE: 29.1 LF x 1.2 = 34.9 SF

(3) MAX. PERMANENT WINDOW SIGN AREA SHALL NOT EXCEED 35% OF THE TOTAL WINDOW AREA WITHIN WHICH IT IS DISPLAYED, NOT TO EXCEED 18 SF.