



ZONING INFORMATION

LEGAL DESCRIPTION:

2-49-42 NW1/4 TRACT LYING IN GOV LOT 4 DESC AS COMM AT SW COR GOV LOT 4, E 36.32 N 514.22 TO POB, N 316.33, NLY 54.03, SE 246.92, S 400, W 231.20, NW 31.96 TO POB, LESS THE S 150 THEREOF, PER OR 3695/532 & LESS POR DESC AS PARCEL 104 FOR RD

PARCEL ID: 4942 02 00 0110	LOT AREA:	32,017 sf	0.74 acres
JURISDICTION: BROWARD			
ZONING: I-1 / GENERAL INDUSTRIAL			
FLOOD ZONE: X			
BASE FLOOD ELEVATION: NONE			

CATEGORIES	REQUIRED / ALLOWED	EXISTING	PROVIDED
<b>LOT OCCUPATION</b>			
LOT COVERAGE	20,811 sf (65.00% max.)	-	7,673 ft (23.97%)
<b>LANDSCAPE</b>			
OPEN SPACE	6,403 sf (20.00% min.)	-	13,018 sf (40.66%)
PERVIOUS AREA			13,018 sf (40.66%)
IMPERVIOUS AREA			18,999 sf (59.34%)
<b>SETBACKS</b>			
FRONT	25'-0"	-	28'-7"
INTERIOR SIDE	10'-0"	-	59'-9"
SIDE STREET	10'-0"	-	10'-0"
REAR	30'-0"	-	30'-0"
<b>HEIGHT</b>			
BUILDING	45'-0" max	-	43'-0"
<b>AREAS (UNDER AC)</b>			
OFFICES	-	-	9,627 sf
WAREHOUSE	-	-	2,535 sf
SERVICES	-	-	323 sf
<b>TOTAL</b>			<b>12,485 sf</b>
<b>PARKING</b>			
OFFICES	1 per 400	24.07	25 stalls
WAREHOUSE	1 per 750	3.38	4 stalls
<b>TOTAL</b>		29 stalls	<b>29 stalls</b>
<b>HANDICAP</b>			
	2 stall	-	2 stall