



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
INTENSITY AND DIMENSIONAL STANDARDS			
LOT AREA, MINIMUM (SQ FT)	10,000 sf	32,017 sf	32,017 ft
LOT WIDTH, MINIMUM (FT)	100' min.	208'-0"	208'-0"
LOT COVERAGE, MAXIMUM (% OF LOT AREA)	20,811 sf (65.00% max.)	(0.00%)	7,673 ft (23.97%)
PERVIOUS AREA, MINIMUM (% OF LOT AREA)	6,403 sf (20.00% min.)	(100.00%)	13,345 sf (41.68%)
HEIGHT, MAXIMUM (FT)	45'-0" max	-	43'-0"
FRONT YARD SETBACK, MINIMUM (FT)	25'-0"	-	28'-7"
STREET SIDE YARD SETBACK, MINIMUM (FT)	10'-0"	-	10'-0"
INTERIOR SIDE YARD SETBACK, MINIMUM (FT)	10'-0"	-	59'-9"
REAR YARD SETBACK, MINIMUM (FT)	30'-0"	-	30'-0"
PARKING			
OFFICES	1 per 400 24.07	-	25 stalls
WAREHOUSE	1 per 750 3.38	-	4 stalls
TOTAL	29 stalls	-	29 stalls
HANDICAP	2 stall	-	2 stalls
BICYCLE	4 per each 10 vehicles 12 stall	-	13 stalls