



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	
LOT OCCUPATION				
LOT COVERAGE	20,811 sf (65.00% max.)	-	7,673 ft (23.97%)	
LANDSCAPE				
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%)	
SETBACKS				
FRONT	25'-0"	-	28'-7"	
INTERIOR SIDE	10'-0"	-	59'-9"	
SIDE STREET	10'-0"	-	10'-0"	
REAR	30'-0"	-	30'-0"	
HEIGHT				
BUILDING	45'-0" max	-	43'-0"	
AREAS (UNDER AC)				
OFFICES	-	-	9,627 sf	
WAREHOUSE	-	-	2,535 sf	
SERVICES	-	-	323 sf	
TOTAL	-	-	12,485 sf	
PARKING				
OFFICES	1 per 400 24.07	-	25 stalls	
WAREHOUSE	1 per 750 3.38	-	4 stalls	
TOTAL		-	29 stalls	
HANDICAP		-	2 stall	