

401 EAST CENTRAL BOULEVARD, PALISADES PARK
 ZONING INFO – MIDRISE MULTI FAMILY IN B2 ZONE

CATEGORY:	ALLOWED/REQUIRED	PROPOSED	VARIANCE
LOT SIZE (EXISTING):	NOT LISTED	5,505.46 SQUARE FEET	NO
LOT WIDTH (EXISTING):	NOT LISTED	64.59 / 45.99 FEET	NO
LOT DEPTH (EXISTING):	NOT LISTED	100.00 / 101.46 FEET	NO
USE:	RETAIL BUSINESS	MID RISE MULTI-FAMILY	YES
BUILDING COVERAGE: (GROSS FOOTPRINT)	2,752.73 SQ. FT. MAX. 50.00 %	5,336 SQUARE FEET 96.62 %	YES
FRONT YARD:	15.00 FEET	0.50 / 0.12 FEET (1)	YES
LEFT SIDE YARD:	15.00 FEE	0.50 FEET	YES
RIGHT SIDE YARD	15.00 FEET	0.50 FEET	YES
REAR YARD:	15.00 FEET	0.56 / 0.50 FEET (2)	YES
BUILDING HEIGHT	3.0 STORIES / 35.00 FT	4.0/5.0 STORIES 46.17 FT	YES
PARKING:	24 SPACES	22 SPACES	YES

- 1 – LOT LINE IRREGULAR 0.50 FEET AT FARTHEST POINT & 0.12 FEET AS CLOSEST POINT
 - 2 – LOT LINE IRREGULAR 0.56 FEET AT FARTHEST POINT & 0.50 FEET AS CLOSEST POINT
- R.S.I.S PARKING REQUIREMENTS – MIDRISE:
- 4 TWO BEDROOM UNITS x 2.0 SPACES PER UNIT = 8.0 SPACES
 - 9 ONE BEDROOM UNITS x 1.8 SPACES PER UNIT = 16.2 SPACES

TOTAL REQUIRED PARKING: 24.2 > 24.00 SPACES