

ZONING DATA

A-1 ZONING REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
MINIMUM LOT SIZE:	35,000 SF.	696,089 SF.
MAXIMUM LOT COVERAGE:	NOT REGULATED	
MAXIMUM BUILDING HEIGHT:	40 FT.	N/A
FRONT SETBACK:	35 FT MIN. (RTE. 220) 30 FT MIN. (RTE. 691)	N/A
SIDE YARD:	10% OF ROAD FRONTAGE (99' FOR RTE. 691 & 418' FOR RTE. 220) WITH A MIN. OF 10 FT. & A MAX. OF 12 FT.	N/A
REAR YARD:	30 FT.	N/A
MINIMUM DISTANCE BETWEEN MAIN BLDGS.:	20 FT.	N/A

B-2 ZONING REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT:	40 FT.	± 26 FT.
FRONT SETBACK:	35 FT MIN. (RTE. 220) 30 FT MIN. (RTE. 691)	± 120 FT. ± 306 FT.
SIDE YARD:	0 FT. SETBACK EXCEPT MIN. OR 50 FT. FROM ANY TYPE OF RESIDENTIAL USE.	± 657 FT.
REAR YARD:	0 FT. SETBACK EXCEPT MIN. OR 50 FT. FROM ANY TYPE OF RESIDENTIAL USE.	± 368 FT.
MINIMUM OPEN SPACE:	10% OF LOT AREA (1.67 AC.)	± 6.2 AC.

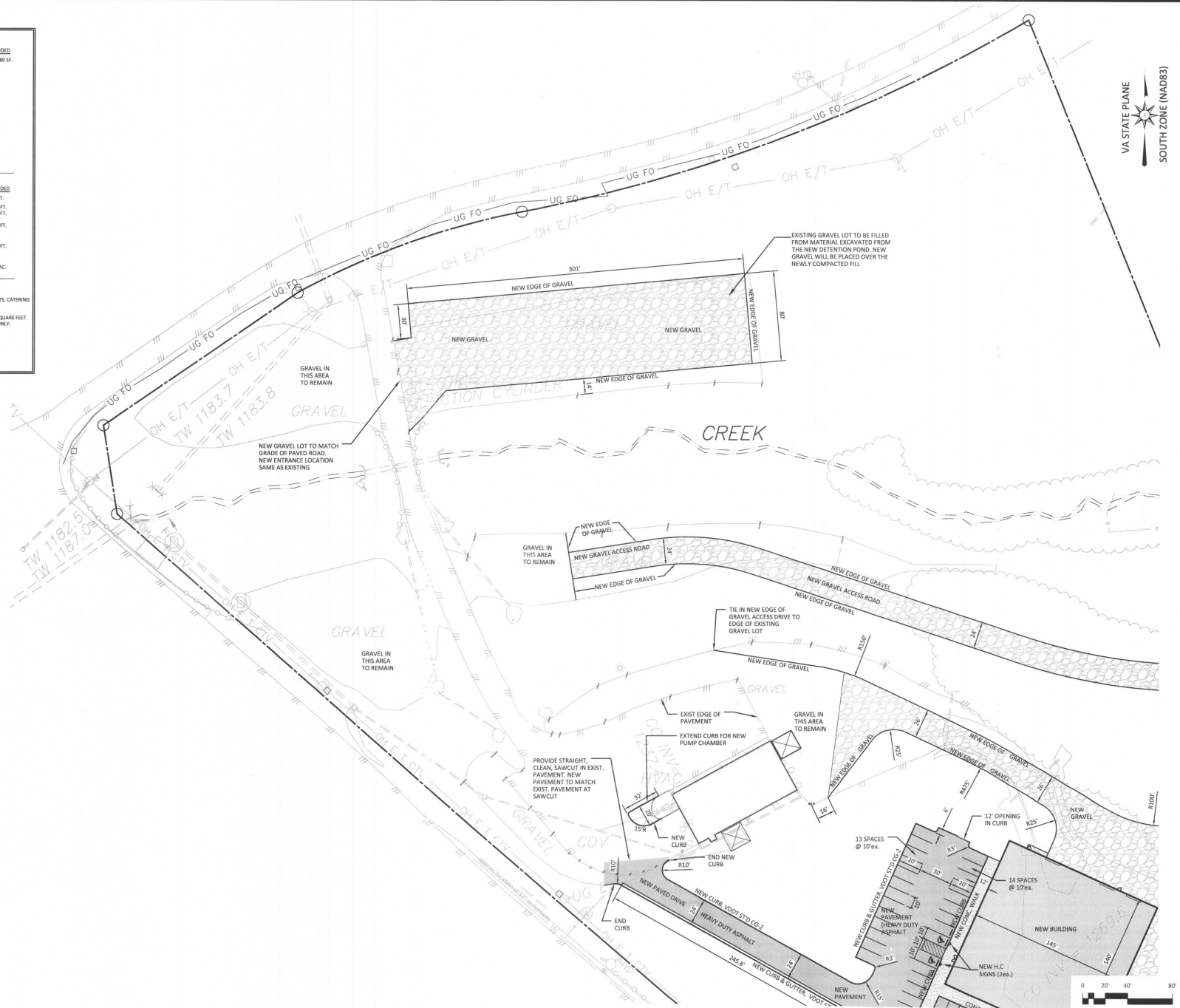
PARKING REQUIREMENTS

GENERAL BUSINESS, COMMERCIAL OR PERSONAL SERVICE ESTABLISHMENTS, CATERING TO THE RETAIL TRADE EXCEPT FOOD STORES.

REQUIRED SPACES: ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA DESIGNATED FOR RETAIL SALES ONLY.

RETAIL SPACE = ± 5,021 SF.
REQUIRED SPACES = 5,021/200 = 25 SPACES

PROVIDED SPACES:
27 STANDARD SPACES
± HANDICAP SPACES
25 TOTAL SPACES



DATE: June 26, 2020
REVISIONS:

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS

NEW FACILITY
JAMES RIVER EQUIPMENT

DRAWN BY: JCC
CHECKED BY: JCC

SITE LAYOUT
PLAN
LOWER LOT

06/26/2020
MARK JOHN AYL
LIC. NO. 034167

COMMISSION No.
19019
SHEET
C-6