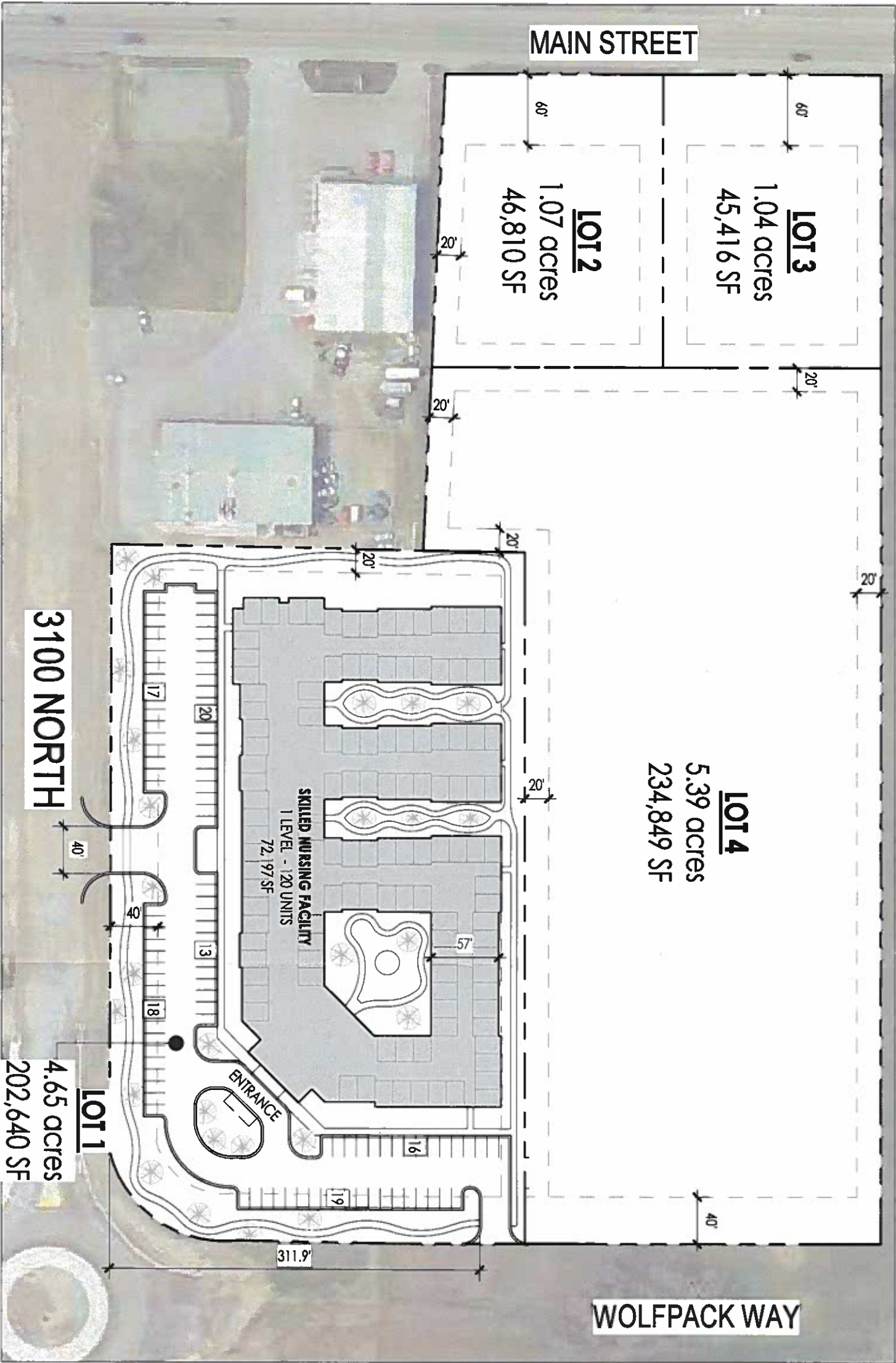




BUILDING USAGE

PROPOSED LAND USE

- LOT 1: CONDITIONAL USE: SKILLED NURSING FACILITY
- LOTS 2-4: PERMITTED USE: COMMERCIAL (~65% OF LAND)

SETBACKS

1. FRONT, HIGHWAY 91 - 60 FEET
2. FRONT, OTHER ROADS - 40 FEET
3. SIDE / REAR - 20 FEET
4. SIDE FACING STREET ON CORNER - 20 FEET

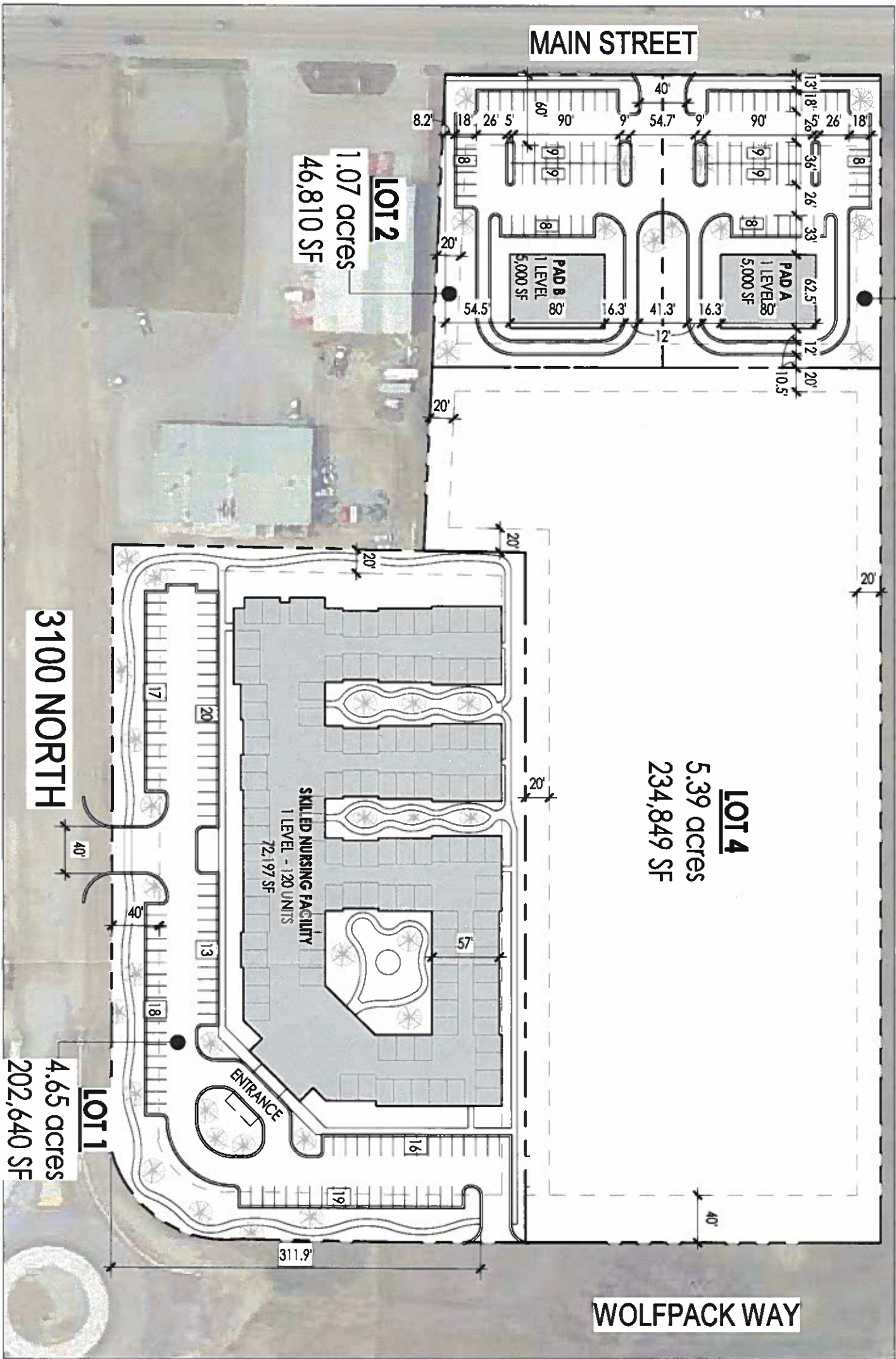
BUILDING HEIGHT

1. ALLOWED: MAX: 35 FEET
2. PROVIDED: 30 FEET

LOT 1 COVERAGE

1. ALLOWED: 90 PERCENT MAX (BUILDINGS AND PARKING)
2. PROVIDED: 60 PERCENT

PARKING TABLE		
BUILDING	REQUIRED	PROVIDED
SKILLED NURSING	0.5 PER BED	.86 PER BED (103 STALLS)



BUILDING USAGE

- CONDITIONAL USE: ASSISTED LIVING / NURSING HOME
- PERMITTED USE: COMMERCIAL - RETAIL

SETBACKS

1. FRONT, HIGHWAY 91 - 60 FEET
2. FRONT, OTHER ROADS - 40 FEET
3. SIDE / REAR - 20 FEET
4. SIDE FACING STREET ON CORNER - 20 FEET

BUILDING HEIGHT

1. ALLOWED: MAX. 35 FEET
2. PROVIDED: 30 FEET

LOT 1 COVERAGE

1. ALLOWED: 90 PERCENT MAX (BUILDINGS AND PARKING)
2. PROVIDED: 60 PERCENT

LOT 2/3 COVERAGE

1. ALLOWED : 90 PERCENT MAX (BUILDING AND PARKING)
2. PROVIDED: 73 PERCENT

PARKING TABLE

BUILDING	REQUIRED	PROVIDED
RETAIL	9 PER 1,000 SF	92 STALLS
SKILLED NURSING	0.5 PER BED	.88 PER BED (106 STALLS)

