



REZONING 2019-700

433 E JOHN ST CORP
STRONGHAVEN

REZONING 2019-700

Streets

Subject Parcels

TAX PARCEL NUMBERS	21501406
PROPERTY ADDRESSES	433 E John St
EXISTING ZONING	I-1 (Light Industrial)
PROPOSED ZONING	I-1 (CD) (Light Industrial Conditional District)
SITE AREA	2.45 acres
MINIMUM LOT WIDTH	N/A
MAXIMUM BUILDING HEIGHT	40' ⁽⁴⁾
MINIMUM FRONT SETBACK	40/20 ⁽¹⁵⁾
MINIMUM CORNER SIDE YARD (STREETSIDE) ⁽¹⁷⁾	10
MINIMUM REAR YARD, ADJACENT TO OTHER DISTRICT ⁽¹⁶⁾	20

(4) Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts.
 (15) Front setbacks may be reduced when meeting the provisions established at § 155.502.15.
 (17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare.

1 in = 79 ft

MJC 5/29/2019