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(17) 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.