

ZONING DATA

EXISTING ZONING DISTRICT(S):	LI - LIGHT INDUSTRIAL DISTRICT A - AGRICULTURAL DISTINCT
PROPOSED ZONING DISTRICT:	GI - GENERAL INDUSTRIAL DISTRICT
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	WAREHOUSING
EXISTING LOT AREA:	1311: 34.24± ACRES 2843: 109.55± ACRES 1322: 105.01± ACRES
MIN. LOT AREA:	15,000 S.F.
MIN. LOT DEPTH:	100 FT.
MIN. LOT WIDTH AT BUILDING SETBACK:	75 FT.
MAX. BUILDING HEIGHT:	35 FT.
MAX. IMPERVIOUS COVERAGE:	70%
MAX. BUILDING COVERAGE:	60%
MINIMUM YARD REQUIREMENTS:	FRONT: 40 FT. SIDE: 15 FT.* REAR: 30 FT.* *MIN. 80 FT. SIDE AND REAR YARD WHEN ADJACENT TO A RESIDENTIAL DISTRICT OR USE
MINIMUM PARKING SETBACK:	FRONT: 15 FT. SIDE: 15 FT.* REAR: 15 FT.* *MIN. 80 FT. SIDE AND REAR YARD WHEN ADJACENT TO A RESIDENTIAL DISTRICT OR USE

SITE DATA

1311 SCHWANGER ROAD:	322,560 S.F. (360 FT. X 896 FT.) 176 EMPLOYEE PARKING SPACES 94 TRAILER PARKING SPACES ±46 DOCK POSITIONS
2843 MOUNT PLEASANT ROAD:	BUILDING 1: 1,006,880 S.F. (620 FT. X 1,624FT.) 476 EMPLOYEE PARKING SPACES 212 TRAILER PARKING SPACES ±154 DOCK POSITIONS BUILDING 2: 364,560 S.F. (310 FT. X 1,176 FT.) 224 EMPLOYEE PARKING SPACES 80 TRAILER PARKING SPACES ±63 DOCK POSITIONS
1322 CLOVERLEAF ROAD	1,006,880 S.F. (620 FT. X 1,624 FT.) 528 EMPLOYEE PARKING SPACES 212 TRAILER PARKING SPACES ±154 DOCK POSITIONS
TOTAL BUILDING AREA:	2,700,880 S.F.

CONCEPTUAL GENERAL INDUSTRIAL SITE PLAN

> **FOR PANATTONI**

MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA





