

PROJ. MGR.	JCP
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DATE	
REVISION	

ZONING EXHIBIT
FOR
EISENHOWER BOULEVARD PROPERTY
FOR
SCANNELL PROPERTIES
SWATARA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

Snyder Secary & Associates, LLC
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PROJECT NO.
19-0513-001

DATE: 01/28/21

SCALE: 1" = 40'

SHEET
EXB 1.0



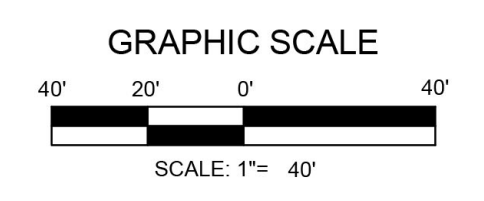
ZONING DATA

EXISTING ZONING DISTRICT:	GENERAL COMMERCIAL (C-G) DISTRICT
EXISTING USE:	VACANT LAND
PROPOSED USE:	WAREHOUSING
EXISTING LOT AREA:	10.0 ACRES
MINIMUM LOT AREA:	15 ACRES
MINIMUM BUILDING SETBACKS:	FRONT: 25 FT. & 100 FT. ALONG EISENHOWER BLVD. SIDE: 10 FT. REAR: 25 FT.
MINIMUM PARKING SETBACKS:	FRONT: 10 FT. SIDE: 0 FT. REAR: 0 FT.
BUFFER REQUIREMENTS:	70 FT. ALONG REAR AND SIDE LOT LINES OF ANY LOT USED PRINCIPALLY FOR NON RESIDENTIAL PURPOSES THAT IS CONTIGUOUS TO A LOT OCCUPIED BY AN EXISTING PRINCIPAL DWELLING 30 FT. ALONG LOT LINES OF ANY NEWLY DEVELOPED OR EXPANDED INDUSTRIAL STORAGE/LOADING AREA
MINIMUM LOT WIDTH:	200 FT.
MAX. IMPERVIOUS COVERAGE:	80%
PROPOSED IMPERVIOUS COVERAGE:	68.6%
MAX. BUILDING COVERAGE:	60%
PROPOSED BUILDING COVERAGE:	28.6%
MAXIMUM BUILDING HEIGHT:	120 FT. PROVIDED THAT ANY BUILDING GREATER THAN 38 FT. SHALL BE SETBACK A DISTANCE EQUAL TO ITS HEIGHT FROM ANY RESIDENTIAL DISTRICT

PARKING DATA

PROPOSED USE:	ALL INDUSTRIAL USES (INCLUDING WAREHOUSING, DISTRIBUTION AND MANUFACTURING)
REQUIRED PARKING:	1 PER 1.2 EMPLOYEES, BASED UPON THE MAXIMUM NUMBER OF EMPLOYEES ON SITE AT PEAK PERIODS OF TIME
PROVIDED PARKING:	STANDARD SPACES: 114 SPACES TRAILER STORAGE: 60 SPACES

- MINIMUM PARKING SPACE ACCESS AISLES SHALL BE 24 FT. WIDE FOR TWO-WAY TRAFFIC UNLESS OTHERWISE NOTED.
- STANDARD PARKING SPACES TO BE 9' X 18' AS SHOWN ON THE PLAN.
- OFF-STREET LOADING SPACES TO BE 12' X 55' AS SHOWN ON THE PLAN.



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