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- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	RC ZONE RESORT COMMERCIAL DEVELOPMENT DISTRICT	PERMITTED OR REQUIRED	PREVIOUSLY APPROVED (NOTE 1)	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a).i	USE	RESTAURANTS AND BARS WITH OUTDOOR SEATING	FORMER WANDY'S RESTAURANT & LOUNGE	RESTAURANTS AND BARS WITH OUTDOOR SEATING	C
19:66-5.10(a) 1.iv (1)	PRINCIPAL BUILDING	300'	35'	35'	C
	ACCESSORY	35'	N/A	15'	C
19:66-5.10(a) 1.iv (2)	MINIMUM LOT AREA	7,500 SF	7,500 SF	7,500 SF	C
19:66-5.10(a) 1.iv (3)	MINIMUM LOT DEPTH	150'	50'	50'	ENC
19:66-5.10(a) 1.iv (4)	MINIMUM LOT WIDTH	50'	150'	150'	C
19:66-5.10(a) 1.iv (5)	MINIMUM LOT FRONTAGE	50'	150'	150'	C
19:66-5.10(a) 1.iv (6)	MAXIMUM BUILDING COVERAGE	70%	32%	40%	C
19:66-5.10(a) 1.iv (7)	MAXIMUM IMPERVIOUS COVERAGE	80%	32%	43%	C
19:66-5.10(a) 1.iv (8)	MINIMUM FRONT YARD	0' UP TO 35' HEIGHT	-0.4%	-0.4%	C (SEE NOTE 2)
		20' GREATER THAN 35' HEIGHT	N/A	N/A	N/A
19:66-5.10(a) 1.iv (9)	MINIMUM SIDE YARD	0' UP TO 35' IN HEIGHT	0'	0'	C
		20' GREATER THAN 35' IN HEIGHT	N/A	N/A	N/A
19:66-5.10(a) 1.iv (10)	MINIMUM REAR YARD	20'	1'	1'	DNC (SEE NOTE 3)
19:66-5.10(a) 1.iv (11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (12)	OPEN SPACE	N/A	N/A	N/A	N/A
19:66-5.10(a) 1.iv (13)	MAXIMUM DENSITY	MID-RISE (2-10 FLOORS)	50 DU/AC	23 DU/AC	23 DU/AC
		HIGH RISE (10+ FLOORS)	75 DU/AC	N/A	N/A
19:66-7.7(a) 1	FENCE IN FRONT YARD	NOT PERMITTED	4'	7'	DNC
19:66-7.7(a) 2	FENCE HEIGHT SIDE AND REAR YARDS	8'	6'	8'	C
19:66-5.8	PARKING (SEE PARKING ANALYSIS) (SEE NOTE 12 THIS SHEET)	32.5 SPACES	0'	0'	ENC

- FOOT NOTES:
- ENC = EXISTING NON-CONFORMING AS APPROVED BY CLUC # 2018-01-2318
- ITEMS LISTED IN PREVIOUSLY APPROVED COLUMN ARE THOSE APPROVED AS PART OF CERTIFICATE OF LAND USE COMPLIANCE FOR TENNESSEE AVENUE BEER GARDEN CLUC # 2018-01-2318, DATED FEB. 20, 2018.
 - THE EXISTING BUILDING ENCLOSES INTO THE TENNESSEE AVENUE RIGHT-OF-WAY BY 0.40 FEET. THE ENCROACHMENT WILL REMAIN.
 - PROPOSED BAR ENCLOSURE WAS NOT INCLUDED ON CLUC # 2018-01-2318 AND ITS ADDITION TO THE PROJECT CREATES A NEED FOR VARIANCE RELIEF SINCE IT WILL BE CONSTRUCTED TO MATCH THE REAR WALL OF THE EXISTING BUILDING AT ONE (1) FOOT SETBACK FROM THE REAR LOT LINE.

133 S. TENNESSEE AVE. BEER HALL
BLOCK 54, LOTS 13 & 15
ATLANTIC CITY, NEW JERSEY

SITE RENDERING

ALPHA FUNDING INC.
29 UNION AVENUE
LAKEHURST, NEW JERSEY 08733

PROJECT NO.
ALP 001.03
SCALE
1" = 10'

DRAWING NO.
C2901
SHEET
1 OF 1

10/21/2018
DATE

1
ISSUE NO.

INITIAL RELEASE
SUBMISSION/REVISION

JTS
BY

APPR.

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