

ZONING SCHEDULE

SECTION	THOROFARE WATERFRONT DISTRICT (TW)	PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.17(a).iii(1)	USE (CONDITIONAL)	AUTOMOBILE REPAIR	AUTOMOBILE REPAIR (SEE NOTE 1)	AUTOMOBILE REPAIR	C
19:66-5.17(a).i.v(1)	MAX. HEIGHT	PRINCIPAL	40'	< 40'	C
		ACCESSORY	15'	N/A	N/A
19:66-5.17(a).i.v(2)	MIN. LOT AREA	5,000 SF	4,725 SF	4,725 SF	ENC
19:66-5.17(a).i.v(3)	MIN. LOT DEPTH	100'	75'	75'	ENC
19:66-5.17(a).i.v(4)	MIN. LOT WIDTH	50'	63'	63'	C
19:66-5.17(a).i.v(5)	MIN. LOT FRONTAGE	50'	63'	63'	C
19:66-5.17(a).i.v(6)	MAX. BUILDING COVERAGE	30%	75%	75%	ENC
19:66-5.17(a).i.v(7)	MAX. IMPERVIOUS COVERAGE	80%	100%	100%	ENC
19:66-5.17(a).i.v(8)	MIN. FRONT YARD	5'	0'	0'	ENC
19:66-5.17(a).i.v(9)	MIN. SIDE YARD	0'	0'	0'	C
19:66-5.17(a).i.v(10)	MIN. REAR YARD	20'	0'	0'	ENC
19:66-5.17(a).i.v(11)	FLOOR AREA RATIO	N/A	N/A	N/A	N/A
19:66-5.17(a).i.v(12)	MIN. OPEN SPACE	N/A	N/A	N/A	N/A
19:66-5.17(a).i.v(13)	MAX. DENSITY	N/A	N/A	N/A	N/A
19:66-5.8(b)19	MIN. PARKING (SEE NOTE 3)	17.6	0	2	DNC
19:66-5.8(c)	MIN. LOADING	1	0	0	ENC

NOTES:

1. CONDITIONAL USE STANDARDS AT NJAC 19:66-6.3(a)2  
AUTOMOTIVE REPAIR:

i. SPRAY BOOTHS ARE NOT PERMITTED AT ANY FACILITY LOCATED WITHIN 1,000 FEET OF A PROPERTY USED FOR RESIDENTIAL USE. NO SPRAY BOOTH IS PROPOSED AS PART OF THIS PROJECT. THE PROJECT COMPLIES.

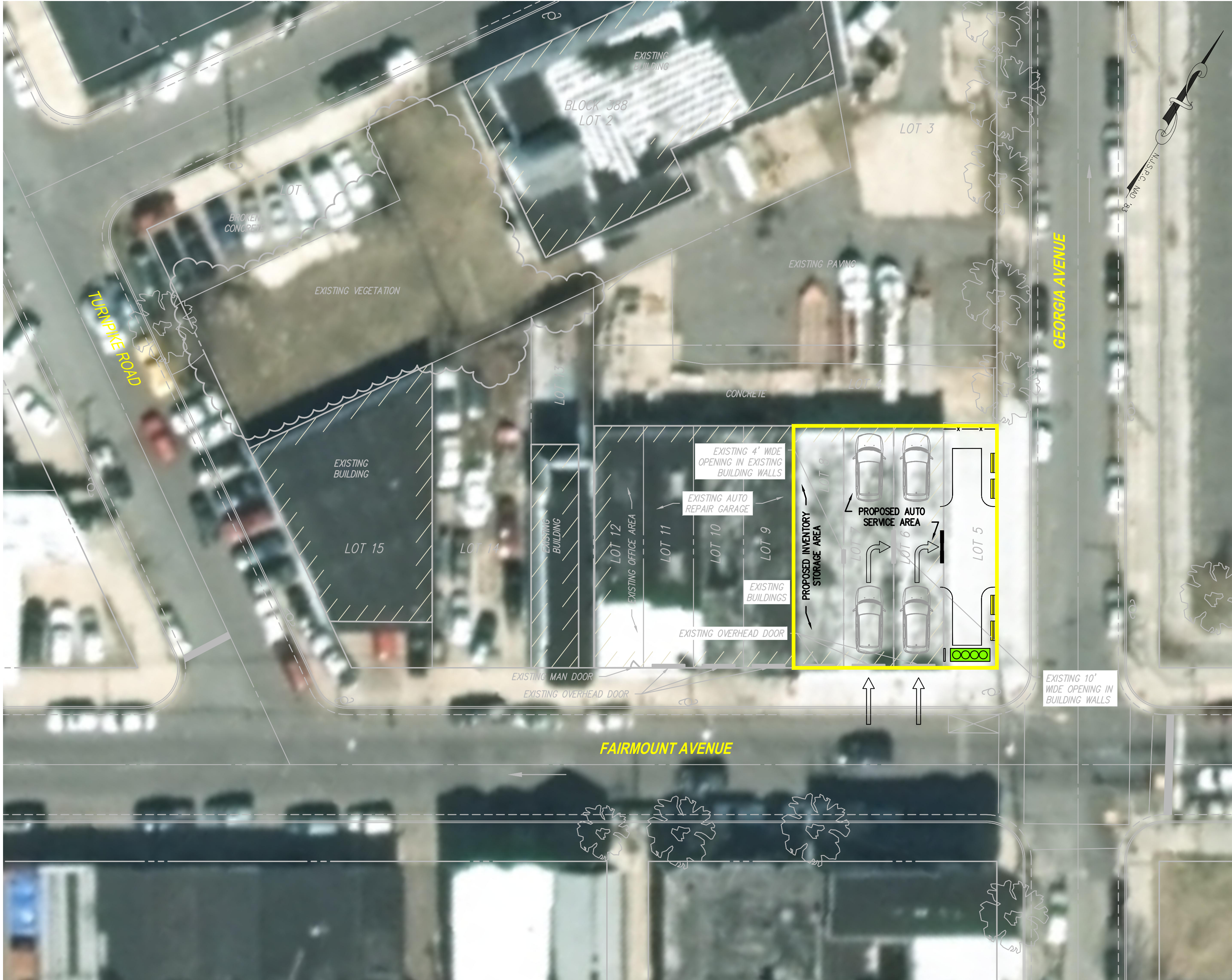
ii. THE ESTABLISHMENT SHALL BE COMPLETELY ENCLOSED AND ALL OPERATIONS SHALL OCCUR WITHIN A BUILDING. NO REPAIR OPERATIONS OCCUR OUTSIDE A BUILDING THE PROJECT COMPLIES.

iii. THE ESTABLISHMENT SHALL PROVIDE A FENCE OF SIX FEET MAXIMUM ALONG ALL PROPERTY BOUNDARY LINES EXCEPT ALONG STREET FRONTAGES.  
THE SITE HAS TWO STREET FRONTAGES. FENCE IS PROPOSED ALONG THE SIDE LINE OF LOT 5. THE REMAINDER OF THE SITE BOUNDARY IS BUILDING WALL(S). THE PROJECT COMPLIES.

iv. STORAGE AREAS FOR VEHICLES SHALL BE PROVIDED ON THE LOT AND SHALL NOT OCCUR IN THE PUBLIC ROW.  
NO VEHICLES WILL BE STORED IN THE PUBLIC ROW. THE PROJECT COMPLIES.

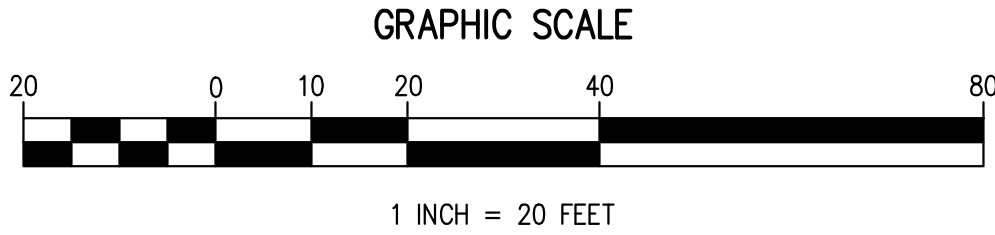
v. ALL DISMANTLED VEHICLES, EQUIPMENT, AND PARTS, AND ACCESSORIES THEREOF, SHALL BE STORED WITHIN A BUILDING OR BEHIND A SOLID SCREEN FENCE NO LESS THAN SIX FEET HIGH.  
ANY DISMANTLED VEHICLES, EQUIPMENT OR PARTS, OR ACCESSORIES THEREOF, WILL BE STORED WITHIN THE EXISTING BUILDINGS. NO MATERIAL SHALL BE STORED OUTSIDE. THE PROJECT COMPLIES.

vi. OUTDOOR STORAGE AREAS FOR VEHICLES, PARTS, OR EQUIPMENT SHALL NOT BE PERMITTED IN ANY REQUIRED YARD.  
VEHICLE STORAGE AREA IS PROPOSED ON LOT 5 ADJACENT TO GEORGIA AVENUE OUTSIDE OF THE REQUIRED 5' FRONT YARD & 0' SIDE YARD. THE PROJECT COMPLIES.
2. NO CHANGE TO ANY SIGNAGE IS PROPOSED.
3. PARKING CALCULATIONS = 5 SPACES / 1000 SF GROSS FLOOR AREA  
= 5 / 1000 X 3,525 SF = 17.6 SPACES



BUILDING-MOUNTED SIGN DETAIL

N.T.S.



MAX. SIGN AREA = 175 SF WHICH IS LESS THAN 25% OF GEORGIA AVE. FACADE (> 700 SF) IN COMPLIANCE WITH 19:66-5.7(j)4i

SIGN MOUNTED BELOW EXISTING ROOF LINE AS REQUIRED BY 19:66-5.7(j)5v



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MR. B'S AUTO SERVICE  
BLOCK 388, LOTS 5-8  
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE RENDERING

BAHAA SAID  
2009 HANCOCK AVENUE  
ATLANTIC CITY, NEW JERSEY 08401

DATE	10/21/2016	ISSUE NO.	1	INITIAL	SUBMISSION	DATE	10/21/2016	BY	JTS
APPR.					SUBMISSION/REVISION				

PROJECT NO.	MRB 001.01	DRAWING NO.	C2901
SCALE	1" = 20'	SHEET	1 OF 1