

PROPOSED CANNABIS DISPENSARY- CLASS 5 RETAILER

EXISTING 1-2 STORY STRUCTURE, PROPOSED INTERIOR COMMERCIAL FIT OUT & EXTERIOR ALTERATIONS INCLUDING RECONSTRUCTION OF EXIST. 1-STORY REAR ADDITION

NO PROPOSED INCREASE/CHANGE TO EXISTING BUILDING COVERAGE, OPEN SPACE, HEIGHT, ETC.

1322-24 PACIFIC AVE, ATLANTIC CITY, NEW JERSEY

ZONING CODE FOR THE CITY OF ATLANTIC CITY RC (RESORT COMMERCIAL) SUMMARY FOR PROPERTY 1322-24 PACIFIC AVE				
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED	EXIST. CONFORMING/NON-CONFORMING	
PERMITTED USE BY RIGHT	COMMERCIAL	CANNABIS RETAILER (CLASS 5)		
LOT WIDTH	50'-0"	24'-4"		X
LOT LENGTH	150'-0"	99'-11-5/8"		X
LOT AREA	7500 S.F.	2232 SQ. FT. = 100% Total Lot Area		X
OPEN AREA	NOT LESS THAN 30%	329 SQ. FT. = 14.8% Open		X
OCCUPIED AREA	NOT MORE THAN 70%	1903 SQ. FT. = 85.2% Covered		X
MAX. IMPERVIOUS COVER	NOT MORE THAN 80%	2232 SQ. FT. = 100%		X
FRONT YARD SETBACK	0'-0" (UP TO 35' IN BUILDING HEIGHT)	0'-0"	X	
REAR YARD SETBACK	20'-0"	4'-2-3/8"		X
SIDE YARD SETBACK	0'-0" FOR BUILDINGS HEIGHT UP TO 35'-0"	0'-0" EXIST ATTACHED BUILDING	X	
HEIGHT REGULATIONS	300'-0"	+/- 20.03' EXIST.	X	
MAX FLOOR AREA RATIO	N/A	2,509 S.F. GROSS BUILDING S.F	X	
*PARKING-IF REQ'D "RETAIL SALES & GOODS CATEGORY"	1 SPACE PER 300 S.F. OF RETAIL SALES FLOOR AREA	632 S.F. RETAIL FLOOR AREA = 2 PARKING SPACES REQ'D NO OFF STREET PARKING EXISTS.		

*IF SUBJECT TO ARTICLE XVII SEC 163-70 A.(a)[2] FOR AN EXISTING BUILDING THAT WAS A PREVIOUSLY LAWFULLY OCCUPIED USE, AND CHANGING TO A NEW LAWFUL USE, APPROVAL W/ PARKING DEFICIENCY MAY BE PERMITTED.



PHOTO 1



PHOTO 2

APPROVED BY RESOLUTION # _____ DATED: _____

CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

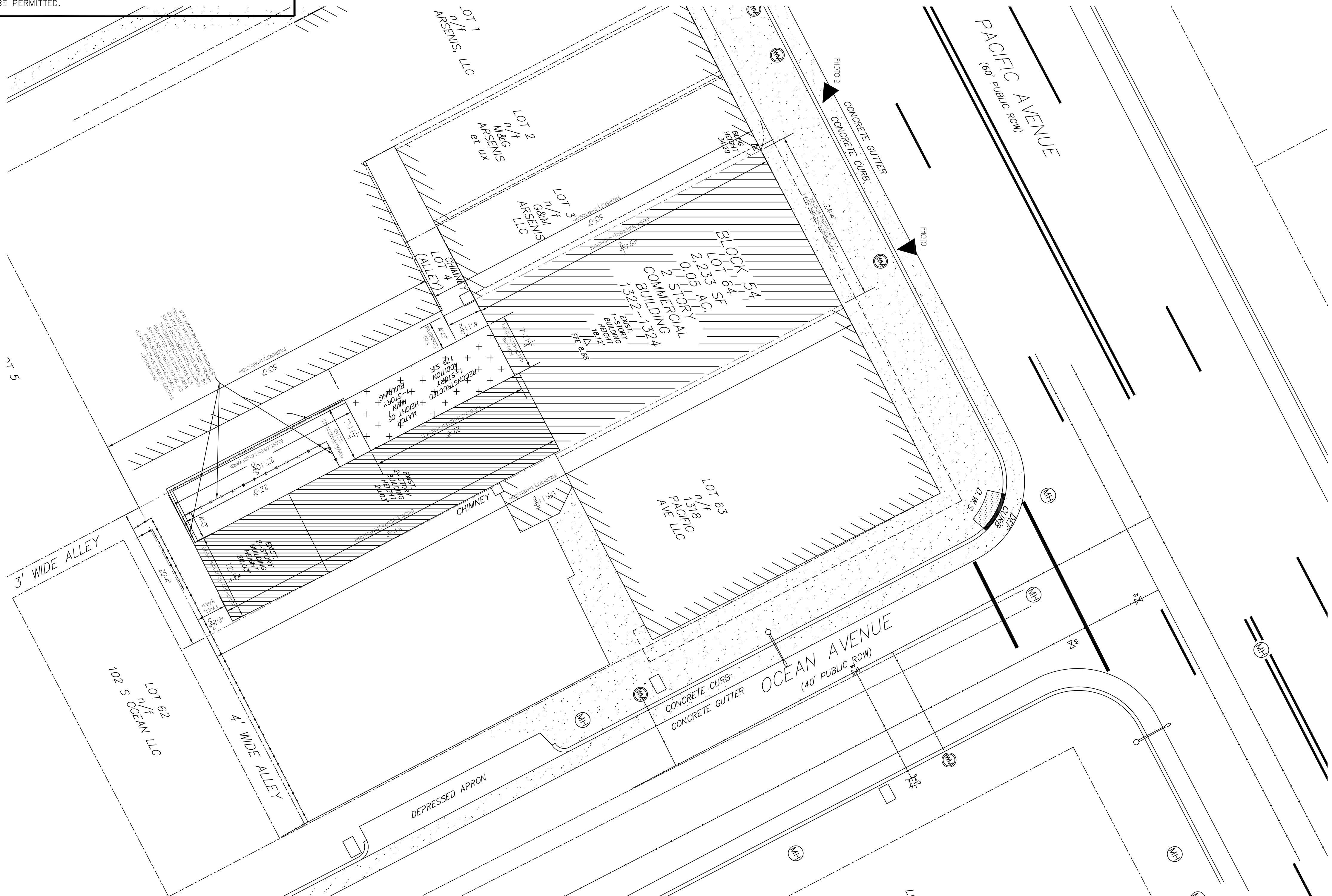
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICE _____ DATE _____



RS-C ZONING

— 1322-24 PACIFIC AVE



PROPOSED CANNABIS DISPENSARY
1322-24 PACIFIC AVE
ATLANTIC CITY, NEW JERSEY

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 7/26/2023
SCALE: AS NOTED

JOB NO: PACIFIC AVE
FILE: PACIFIC AVE

$$Z^{-1}$$