



ZONING INFORMATION

LOCATION: CARROLL TOWNSHIP, YORK COUNTY			
ZONE: INDUSTRIAL DISTRICT (I)			
USE: WAREHOUSE (PERMITTED BY CONDITIONAL USE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED - LOT 1
1	MINIMUM LOT AREA	5 ACRES (S. 450-385.B)	35.66 ACRES
2	MINIMUM LOT WIDTH	300 FEET @ BUILDING LINE (S. 450-385.B) 300 FEET CONTIGUOUS FRONTAGE (S. 450-385.E)	650 FEET 650 FEET
3	RESIDENTIAL BUFFER	200 FEET (S. 450-385.C)	200 FEET
4	MINIMUM FRONT SETBACK	50 FEET (S. 450-209.J)	50 FEET
5	MINIMUM SIDE SETBACK	25 FEET (S. 450-209.J)	25 FEET
6	MINIMUM REAR SETBACK	25 FEET (S. 450-209.J)	25 FEET
7	MAXIMUM BUILDING HEIGHT	60 FEET- BLDG OVER 35 FEET IN HEIGHT MUST BE SET BACK A DISTANCE EQUAL TO OR GREATER THAN ITS HEIGHT (S. 450-209.D)	50 FEET
8	MAXIMUM LOT COVERAGE	70% (S. 450-385.B)	31.51%

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	PARKING REQUIRED	WAREHOUSING & WHOLESALE TRUCK ESTABLISHMENTS 1 SPACE PER EMPLOYEE ON EACH OF THE 2 LARGEST SHIFTS (42 EMPLOYEES PER SHIFT) TOTAL REQUIRED: 84 SPACES (S. 450-416.E)	87 SPACES
2	MINIMUM PARKING DIMENSIONS	10 FEET X 20 FEET	10 FEET X 20 FEET
3	MINIMUM INTERIOR LANDSCAPING	10 PERCENT	10 PERCENT
4	MINIMUM LOADING REQUIRED	1 BERTH FOR THE FIRST 10,000 SF OF FLOOR AREA PLUS ONE BERTH FOR EVERY 20,000 SF THEREAFTER TOTAL REQUIRED: 14 SPACES (S. 450-413.D)	33 LOADING SPACES

