

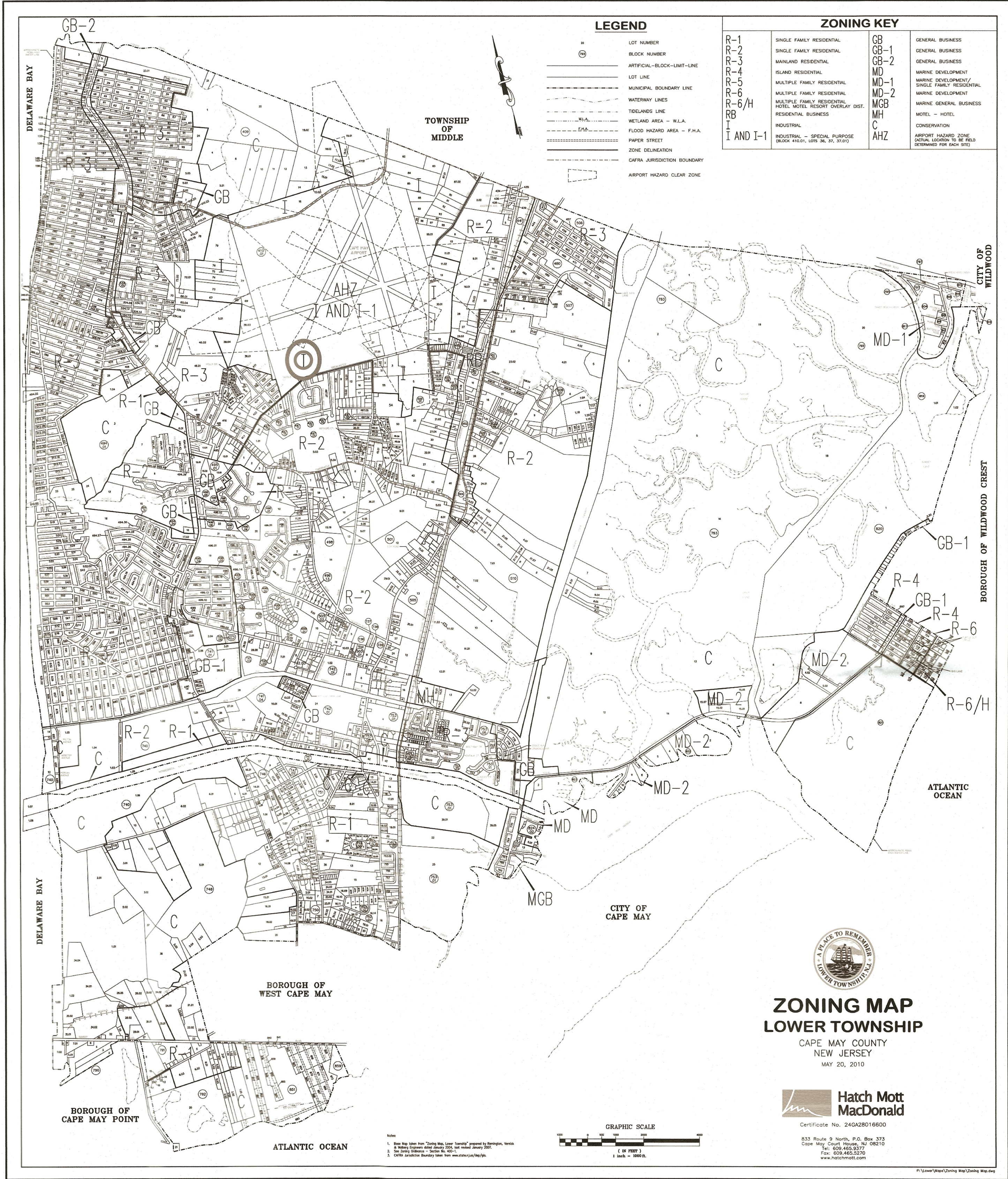
BULK STANDARDS FOR "I" INDUSTRIAL ZONING DISTRICT				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED*	COMMENTS
LOT AREA	1 ACRE	1,034 ACRES	NO CHANGE	CONFORMING
LOT FRONTAGE WIDTH	150'	> 5,075'	NO CHANGE	CONFORMING
LOT DEPTH	200'	> 5,470'	NO CHANGE	CONFORMING
SIDE YARD (EA.)	25'	>670', >550 - STORAGE FACILITY	±1,135', ±580'	CONFORMING
FRONT YARD	50'	75' - STORAGE FACILITY	±330'	CONFORMING
REAR YARD	25'	>5480' - STORAGE FACILITY	±6,005'	CONFORMING
BUILDING COVERAGE	50%	INDETERMINABLE	NO CHANGE - SMALL CONCRETE PAD	CONFORMING
MAXIMUM BUILDING HEIGHT	45'	INDETERMINABLE	150'	VARIANCE REQUIRED
REQUESTED VARIANCES: D3 HEIGHT VARIANCE				
INFORMATION OBTAINED FROM TOWNSHIP OF LOWER ZONING CODE ON ECODE360.COM, CHAPTER400 ARTICLE IV, §400-19 *PROPOSED SETBACK INFORMATION TAKEN FROM AREA OF PARCEL LOCAL TO PROPOSED CONSTRUCTION				

1 BULK STANDARDS TABLE
Z-2 NOT TO SCALE



*PROPOSED SITE RESIDES IN DocB0 ZONE - DOWNER LOAMY SAND, 0 TO 5 PERCENT SLOPES, NORTHERN TIDEWATER AREA
○ PROPOSED SITE LOCATION

2 SOIL MAP
Z-2 NOT TO SCALE



○ PROPOSED SITE LOCATION

3 ZONING MAP
Z-2 NOT TO SCALE



200 N WARNER RD.
KING OF PRUSSIA, PA 19406



1000 W. 9TH AVE. SUITE D
KING OF PRUSSIA, PA 19406
TEL. (215) 645-1773
FAX. (443) 221-2962

CAPE MAY AIRPORT
NJL03154

ZONING DRAWINGS

REV	DATE	ISSUED FOR
A	06/29/2020	REVIEW

Handwritten signature
7/1/20

JOSEPH GIGANTIello, P.E.
NEW JERSEY LICENSE NO. 24GE04160400
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE
DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER TO ALTER THIS DOCUMENT.

DRAWN BY:	MSM
REVIEWED BY:	MSM
CHECKED BY:	JG
PROJECT NUMBER:	TBD
JOB NUMBER:	TBD
SITE ADDRESS	

405 BREAKWATER ROAD
CAPE MAY, NJ 08204

SHEET TITLE

BULK TABLE &
ZONING MAPS

SHEET NUMBER

Z-2