



<b>LAND USE AND ZONING</b>			
<b>PID: 18-17-400-035 &amp; 18-17-400-038</b>			
<b>GENERAL COMMERCIAL (C-2)</b>			
<b>EXISTING USE</b>			
VEHICLE SALES	PERMITTED USE		
AUTOMOTIVE REPAIR	PERMITTED USE		
<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MINIMUM LOT AREA	10,000 SF	122,104 SF (2.8 AC)	248,092 SF (5.7 AC)
MINIMUM LOT WIDTH	100 FT	342.4 FT	342.4 FT
MINIMUM BUILDING COVERAGE	2,000 SF	8,200 SF	8,200 SF
MAXIMUM BUILDING HEIGHT	70 FT (5 STORIES)	< 70 FT (1 STORY)	< 70 FT (1 STORY)
MINIMUM FRONT YARD SETBACK	40 FT	61.7 FT	61.7 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	213.3 FT	213.3 FT
MINIMUM REAR YARD SETBACK	40 FT	125.1 FT	403.9 FT
DISTANCE TO INTERSECTION	60 FT	139.2 FT	139.2 FT

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 309	<u>VEHICLE SALES:</u> <u>1 SPACE PER 100 SF UFA OF SALES ROOM:</u> $(4,100 \text{ SF } (1) / 100 \text{ SF}) = 41 \text{ SPACES}$ <u>PLUS 1 SPACE PER SERVICE STALL:</u> $(4 \text{ STALLS})(1 \text{ SPACE / 1 STALL}) = 4 \text{ SPACES}$ <u>PLUS 1 SPACE PER EMPLOYEE:</u> $(6 \text{ EMP.})(1 \text{ SPACE / 1 EMP.}) = 6 \text{ SPACES}$ <b>TOTAL: 41 + 4 + 6 = 51 SPACES</b>	<u>6 EMPLOYEE SPACES</u> <u>45 CUSTOMER SPACES</u> <u>+218 VEHICLE SALE SPACES</u> <b>269 TOTAL SPACES</b>
402.4.A	<u>FRONT YARD PARKING SETBACK:</u> <u>OFF-STREET PARKING SHALL NOT BE LOCATED WITHIN A REQUIRED FRONT YARD</u>	PROPOSED PARKING COMPLIES <u>37 EXISTING SPACES LOCATED WITHIN FRONT YARDS (EN)</u>
402.4.A	<u>90° PARKING:</u> <u>9 FT X 20 FT W/ 20 FT DRIVE AISLES</u>	<u>9 FT X 20 FT W/</u> <u>20 FT DRIVE AISLES</u>
§ 403.1	<u>LOADING:</u> <u>1 SPACE, 500 SF (10 FT X 50 FT)</u>	<u>1 SPACE</u> <u>500 SF (10 FT X 50 FT)</u>

**THERE SHALL BE NO  
BROADCAST OF CONTINUOUS  
MUSIC OR ANNOUNCEMENTS  
OVER ANY LOUDSPEAKER  
OR PUBLIC ADDRESS (P.A.)  
SYSTEM.**

# SHOWCASE AUTO SALES

## SITE IMPROVEMENT PLANS

## PARKING LOT ADDITION

Princeton, NJ • Tampa, FL • Rutherford, NJ  
[www.stonefieldeng.com](http://www.stonefieldeng.com)

**5010 WEST VIENNA ROAD  
CHARTER TOWNSHIP OF VIENNA  
GENESEE COUNTY, MICHIGAN**

---

**REID COOKSEY, P.E.**  
MICHIGAN LICENSE No. 6201069428



**STONEFIELD**  
engineering & design

CALE: 1" = 30' PROJECT ID: DET-250192

**TITLE:**

## SITE PLAN

\_\_\_\_\_

DRAWING.

C-3

Digitized by srujanika@gmail.com

C-3

11. *What is the primary purpose of the following statement?*