

Per the zoning code, front, side, and rear setbacks can be 0 feet. However, if one is provided, it has to be a minimum of 10 feet. As seen, in the zoning map earlier in this section, the portions of the building that front the street meet this requirement. However, there are certain areas where the building that do not front the road and is less than 10 feet from the roadway. The subject improvements were built before the current zoning ordinance and are therefore grandfathered as a legal non-conforming use. The minimum parking requirement is shown below:

Use Type	Vehicle Parking Spaces		Bicycle Parking Spaces <sup>(b)</sup>
	Minimum Required <sup>(a)</sup>	Maximum Permitted <sup>(a)</sup>	
Residential	1 per bedroom up to 2 per unit		5% <sup>(c)</sup>
Lodging	1 per room or suite		2%
General Office / Business or Personal Service	2 per 1000 ft <sup>2</sup>	5 per 1000 ft <sup>2</sup>	5%
Medical/Dental Office	3 per 1000 ft <sup>2</sup>	5 per 1000 ft <sup>2</sup>	5%
Retail	2 per 1000 ft <sup>2</sup>	5 per 1000 ft <sup>2</sup>	5%
Restaurant/Bar	2 per 1000 ft <sup>2</sup>	20 per 1000 ft <sup>2</sup> of dining area	5%
Entertainment / Recreation / Fitness	2 per 1000 ft <sup>2</sup>	6 per 1000 ft <sup>2</sup>	5%
Theater	1 per 3 seats		5%
Manufacturing / Wholesale / Storage	2 per 1000 ft <sup>2</sup>		2%
Civic / Institutional	2 per 1000 ft <sup>2</sup>		5%

Based on the size of 56,292 square feet, this equates to a parking requirement of 113 spaces. There are 9 striped parking spaces at the front of the building with room for an additional 3 vehicles at the front of the building. Additionally, there is a gravel parking area for an additional 13 vehicles. Based on this, we estimate the site has enough parking for 24 vehicles which does not meet the zoning requirement. We do not consider the lack of parking to be a major issue for the site due the fact that the subject is a warehouse building with a very small percentage of office space (2.40%) that is likely not to have a large number of employees. Based on our analysis, the subject is a legal and non-conforming use due to the setback and parking requirements as discussed above.