

	DATA / ASSUMPTIONS	CALCULATION
AREA OF SITE IN SQ FT (43,560/AC)	67,230	
PERIMETER OF SITE IN FT	1,138	
SETBACKS TO BLDG OR PARKING IN FEET:		
FRONT YARD	75	
SIDE YARD	25	
REAR YARD	10	
AVG SETBACK TO BLDG OR PARKING	→ → →	34
USABLE SITE	→ → →	33,379
PERCENT SET ASIDE FOR GREEN SPACE OR TOPOGRAPHY	25.00%	
NET USABLE SITE	→ → →	25,034
AVG AREA PER PARKING SPACE	325	
NUMBER OF PARKING SPACES PER AREA OF FLOOR SPACE	1 250	
MAXIMUM BUILDING HGT PERMITTED	40	
HEIGHT PER STORY	13	
ONE STORY BUILDING		
MAXIMUM AREA OF ONE STORY BUILDING	→ → →	10,884
REQUIRED NUMBER OF PARKING SPACES	→ → →	44
PERCENT OF NET USABLE SITE OCCUPIED	→ → →	100.60%
TWO STORY BUILDING		

MAXIMUM AREA OF TWO STORY BUILDING	→	→	→	13,908
MAXIMUM AREA PER FLOOR	→	→	→	6,954
REQUIRED NUMBER OF PARKING SPACES	→	→	→	56
PERCENT OF NET USABLE SITE OCCUPIED	→	→	→	100.48%

MAXIMUM STORIED BUILDING

MAXIMUM AREA OF BUILDING	→	→	→	15,327
MAXIMUM NUMBER OF STORIES	→	→	→	3
MAXIMUM AREA PER FLOOR	→	→	→	5,109
REQUIRED NUMBER OF PARKING SPACES	→	→	→	62
PERCENT OF NET USABLE SITE OCCUPIED	→	→	→	100.90%

DESCRIPTION	DATA / ASSUMPTIONS	CALCULATIONS
SEE TEXT BOX BELOW FOR INSTF		
PROPOSED AREA OF BUILDING	10,884	
NUMBER OF STORIES DESIRED OR PERMITTED	1	
MAXIMUM AREA PER FLOOR	→ → →	10,884
REQUIRED NUMBER OF PARKING SPACES	44	
AVG AREA PER PARKING SPACE - 300 min. to 400 max.	325	
PERCENT SET ASIDE FOR GREEN SPACE OR TOPOGRAPHY	25.0%	
NET USABLE SITE AREA REQUIRED (SF)	→ → →	33,579
PROPORTIONS OF SITE (DEPTH / FRONTAGE)	3.0	
PERIMETER OF NET USEABLE SITE IN FT	→ → →	846
SETBACKS TO BLDG OR PARKING IN FEET (from zoning):		
FRONT YARD	75	
SIDE YARD	25	
REAR YARD	10	
AVG SETBACK TO BLDG OR PARKING	→ → →	34
MINIMUM SITE AREA REQUIRED (SF)	→ → →	66,700

DESCRIPTION	DATA / ASSUMPTIONS	CALCULATIONS
MINIMUM SITE AREA REQUIRED (ACRES)	→ → →	1.53
PERCENTAGE OF SITE USEABLE	→ → →	50.3%

INSTRUCTIONS:

The first column describes the information that is needed to make a rough guess of the minimum site that is required. The item 'PERCENT SET ASIDE FOR GREEN SPACE OR TOPOGRAPHY' is very often more than 25% except in retail projects.

In the second column, DATA / ASSUMPTIONS , you replace the green numbers with the assumptions that represent your situation. The RED ARROWS indicate that a calculation takes place on that line.

The third column contains the CALCULATIONS , that is the results, based on the assumptions that have been entered.