Zoning Conformance Summary

Location: 111 Hospital Road (Parcel 352/018.0-0007-0300.0)

Zoning District: Innovation and Technology Business

Overlay District: Water Resource Protection (Aquifer/Watershed), Slope Resource Area

Criteria	Required		Existing	Proposed	Change	Zoning Compliance
DIMENSIONAL REQUIREMENTS						
Lot Area (AC)	2.00	(Min.)	35.70	35.70	0.00	Compliant
Total Land Area Disturbed (SF)			512,849	610,724	97,875	
Total Impervious Cover (SF)		(Max.)	271,260	370,001	98,741	
Total Impervious Cover (% of Parcel)	75%	(Max.)	17.4%	23.8%	6.4%	Compliant
Building Impervious (SF)			80,570	91,713	11,143	
Building Impervious (% of Lot)			5.2%	5.9%	0.7%	
Pervious Pavement/Pavers (SF)			0	0	0	
Total Hardscape (Impervious + Pervious)(SF)			4,136	4,948	812	
Percent of Hardscape in Pervious Pavement/Pavers (SF)			0.0%	0.0%	0.0%	
Open Space (SF)			1,283,701	1,184,960	-98,741	
Lot Frontage (FT)	100	(Min.)	845	845	0	Compliant
Front Yard Setback (FT)	25	(Min.)	688	688	0	Compliant
Side Yard Setback (FT)	10 / 25*	(Min.)	59	39	-20	Compliant
Rear Yard Setback (FT)	25	(Min.)	502	171	-331	Compliant
Building Height (FT)	75	(Max.)	58	75	17	Compliant
FAR Coverage	0.5	(Max.)	0.095	0.109	0.014	Compliant
*Side yard setback increased to 25 ft when abutting zone boundary						
PARKING AND TRAFFIC SUMMARY						
Parking Spaces			25	25	0	
Reserve Parking Spaces (if applicable)			0	0	0	
Total Spaces			25	25	0	
Compact Spaces	10%	(Max.)	0	0	0	
Electric Vehicle/Hybrid Plug-in Spaces	5%	(Min.)	0	0	0	
Electric Vehicle/Hybrid Preferred Spaces	5%	(Min.)	0	0	0	
Ride Share (Car/Vanpool) Spaces	5%	(Min.)	0	0	0	
Handicap Spaces			1	1	0	
Average Daily Traffic (ADT) (VTPD)			1,673	1,673	0	
Total Employee Count			607	607	0	
Number of Employee Shifts			3	3	0	
Employee Count by Shift (1st/2nd/3rd)			447/120/40	447/120/40	0/0/0	
BUILDING AREA AND USE						
Gross Floor Area:						
Total (SF)			147,711	169,711	22,000	
Commercial (SF)						
Industrial/Light Industrial/ Distribution (SF)						
Office (SF)						
Research and Development (SF)			147,711	169,711	22,000	
GREEN ROOF						
Green Roof Area (SF)	30%	1,842	0	1,842	1,842	
Calculations:						
Green Roof Area Required = 30% * 6,141 sf = 1,842 sf						
Green Roof Area Provided = 1,842 sf						