



ZONING INFO:
B-2 GENERAL BUSINESS ZONING

30' FRONT BUILDING SETBACK

"REAR AND SIDE ESTABLISHED IN SITE PLAN REVIEWS. ADJACENT TO RESIDENTIAL, REAR, AND SIDE SETBACKS SHALL BE IN ACCORDANCE WITH SECTION 1162.11. BUFFERING REQUIREMENTS; BUILDING AND PARKING SETBACKS TO BE DETERMINED BY DEVELOPMENT PLAN, BUT IN NO CASE LESS THAN MINIMUM BUFFER DEPTH."

1173.09: "IN COMMERCIAL DISTRICTS, A MINIMUM OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN THE RIGHT-OF-WAY AND PARKING AREA, INCLUDING PARKING AISLES."

SITE DATA:

UNITS:	9 PROPOSED
FLOOR AREA:	15,360 SQ. FT
PARKING SPACES:	121 SPACES
REQUIRED MINIMUM ADA SPACES: (PER OBC 1106.5)	5 SPACES (1 VAN SPACE)



DATE: 5/15/2024	DRAWN: DJZ
SCALE: HOR. 1"=20', VERT. N/A	
FOLDER: DWG/Concepts	
FILENAME: Concept 3	
TAB: 01-Concept	
BNDY. BY: N/A	
BASE. BY: N/A	

7144 MENTOR AVENUE

CITY OF MENTOR - LAKE COUNTY - OHIO

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CONCEPT PLAN

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CONTRACT No.

24059

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