



READING STATION

RESIDENTIAL BUILDING AREA:

- BLDG. A (169,172 GSF)
140 UNITS
- BLDG. B (92,936 GSF)
104 UNITS
- BLDG. C (90,036 GSF)
88 UNITS
- BLDG. D (102,250 GSF)
SELF-STORAGE / COMMERCIAL
- BLDG. E (143,744 GSF)
120 UNITS

TOTAL (598,138 GSF)

TOTAL UNITS: 452 (APPROX. 800-1200 SF EACH)

DENSITY:
18.7 UNITS PER ACRE (SITE IS APPROX. 24.1 ACRES)

PARKING:

EXISTING BUILDING I (SPACE A)	81 SPOTS
EXISTING BUILDING I (SPACE B)	17 SPOTS
EXIST. COMMERCIAL BLDG II (SPACE A)	7 SPOTS
EXIST. COMMERCIAL BLDG II (SPACE B)	5 SPOTS
EXIST. COMMERCIAL BLDG II (SPACE C)	10 SPOTS
SELF-STORAGE / COMMERCIAL	184 SPOTS*
452 PROPOSED UNITS (1.5 PER UNIT)	678 SPOTS

PARKING SPOTS REQUIRED 982 SPOTS
(Includes 21 HC spots)

SURFACE PARKING SPOTS PROVIDED 1,106 SPOTS
PARKING SURPLUS 124 SPOTS

ZONING:

DIMENSIONAL REQUIREMENTS: THE MINIMUM AND MAXIMUM REGULATIONS FOR LOT AND BUILDING REQUIREMENTS IN THE CN DISTRICT AREAS FOLLOWS:

	REQUIRED	PROVIDED
MINIMUM LOT SIZE SQ. FT.:	7,200	932,226 SF
MAXIMUM BUILDING COVERAGE:	30%	24% (22,4100 SF)
MAXIMUM IMPERVIOUS COVERAGE:	55%	74.6% (696,270 SF)
MAXIMUM BUILDING HEIGHT:	60 FEET	45 FEET
MINIMUM LOT WIDTH:	60 FEET	175 FEET
MINIMUM FRONT YARD SETBACK:	10 FEET	10 FEET
MINIMUM REAR YARD SETBACK:	30 FEET	30 FEET
MINIMUM SIDE YARD SETBACK:	30 FEET	30 FEET

OPEN RECREATION SPACE 57,361 SF 101,327 SF

Self-Storage Parking for Building D is currently calculated at 1 space per 500 GSF. Off-Street Parking requirements for Building D can be reduced further by using the industry-standard calculation method of the total Gloss Floor Area of the proposed storage units, 98,159 GSF. Per Table 11, Parking Requirements Based on Gross Floor Area of Storage Units, of the report "Self Storage Standards and the Modern Community" published by the "The Self Storage Association, Inc." 2002 the average GSF to parking ratio used is approximate 1 per 5000 GSF of total unit gloss floor area requiring 20 spots for Building D increasing the parking surplus to 288.

