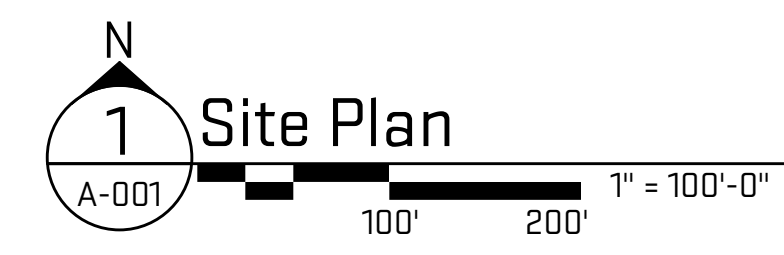
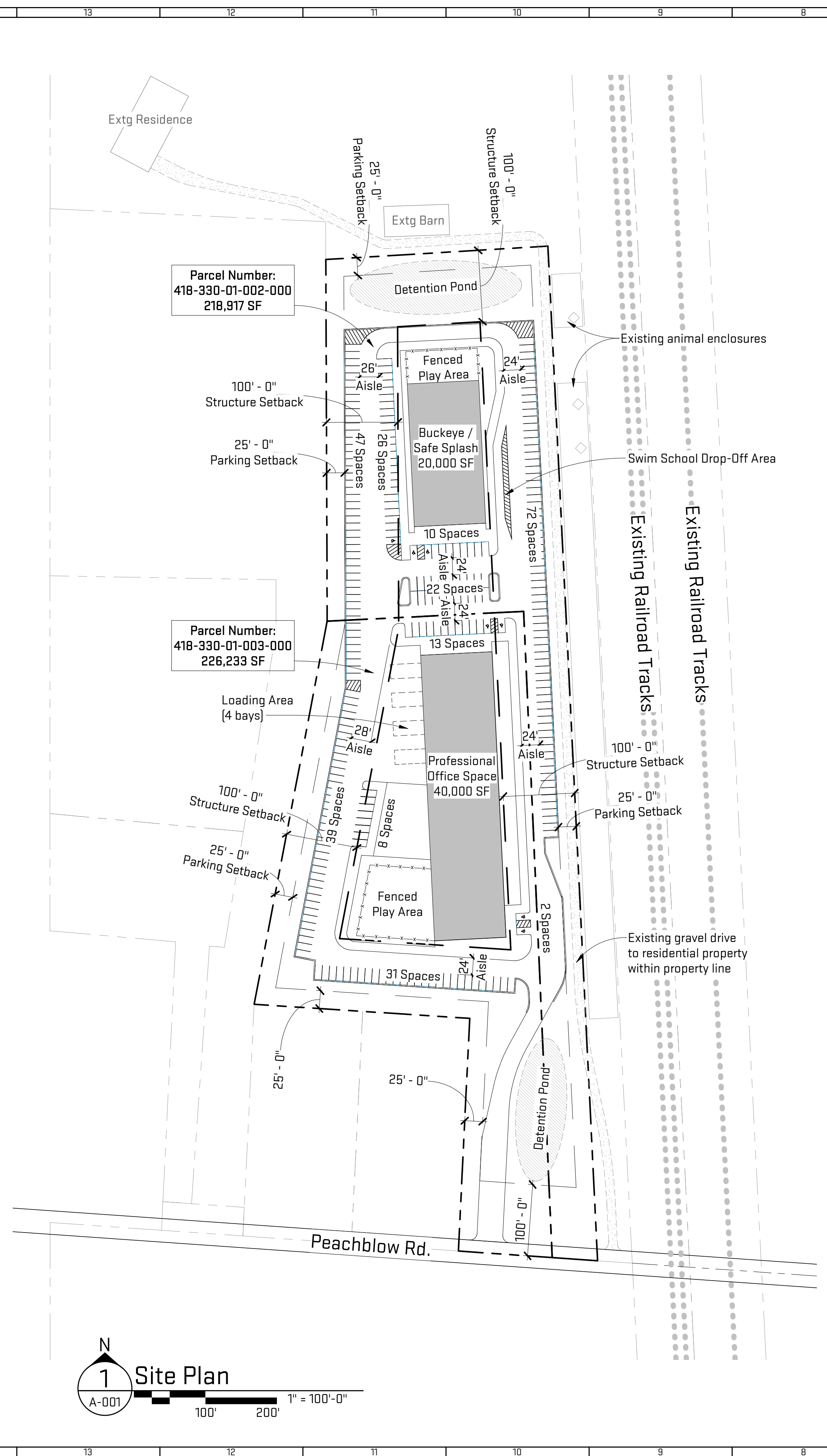


Plot Date/Time: 8/5/2021 11:50:05 AM File Path: C:\Revit Local Files\BSS20_cogriffi.rvt



Parking Calculations

Berlin Township, OH - Code of Ordinances
 Article 24 - General Development Standards
 Section 24.01: Parking

Table 4 - Public Assembly Areas (Swim School)

Spaces Minimum:	1:75 sf
Spaces Minimum Proposed:	1:150 sf

Table 12 - Offices

Spaces Minimum:	1:300 sf
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Total Building Sq Ft.: 60,000

Table 4 Swim School Sq Ft.: 20,000

Spaces (1:150):	132 spaces
Accessible Parking Provided:	3 spaces

Table 12 Offices Sq Ft.: 40,000

Spaces (1:300):	133 spaces
Accessible Parking Provided:	6 spaces

Accessible Parking Spaces
 2010 ADA - 208.2

Total Parking Spaces Provided in Parking Facilities: 267

Minimum Number of Accessible Parking Spaces Required: 7

Existing Zoning Code

Code Information:
 Berlin Zoning Map Number: 418-330-01-002-000
 418-330-01-003-000
 Classification: (FR-1) Farm Residential District
 General Zoning Category: Residential
 County: Delaware
 Historic District: None

Section 7.06: Development Standards

Building Setbacks:
 Building Setback: 100 ft from class B Road per Section 24.05
 Sideyard Setback: 25 ft
 Rear Yard Setback: 80ft
 15ft (Accessory Building)

Building Height Limits:
 35 ft (Building or Structures)
 110 ft (Chimneys, Barns, Silos, etc.)

Maximum Lot Coverage:
 Structures shall cover no more than 25% of the lot or parcel area
 Structures and paving shall cover no more than 50% of the lot or parcel area

Proposed Rezoning Code

Code Information:
 Berlin Zoning Map Number: 418-330-01-002-000
 418-330-01-003-000
 Classification: (PCD) Planned Commercial and Office District
 General Zoning Category: Commercial
 County: Delaware
 Historic District: None

Section 17.05: Required PCD Design Standards

Building Setbacks:
 Building Setback: 100 ft from class B Road per Section 24.05
 Sideyard Setback: (1/3) sum of the height and depth of structure But no less than (100 ft) from Residential Zoning District or Planned Residential District
 Rear Yard Setback: (1/3) sum of the height and width of structure But no less than (100 ft) from Residential Zoning District or Planned Residential District

Perimeter Area:
 No parking shall be constructed within 25 feet of the lot line of an existing or proposed single family home, or a residentially zoned district

Building Height Limits:
 35 ft (Building or Structures)
 110 ft (Chimneys, Barns, Silos, etc.)

Minimum Tract Size: 10 acres or as approved on development plan

Maximum Lot Coverage: No more than 80% of tract acreage by impervious surfaces including all parking and commercial buildings



Vicinity Map

Scales listed are for 22x34 drawing size



Job Title:
Buckeye Swim School
 1895 Peachblow Rd, Lewis Center
 43035

Sheet Title:
Site Plan
 Released For: Zoning

08/05/2021
 CCS - BSS20

A-001

NOT FOR CONSTRUCTION