

PARCEL DATA

3409 Highway One Tax Parcel #3-34-20.09-217.00

Lot = 18,978 Sq Ft (0.44 acre)

Zoning = Commercial C-1

Approved Structure: Lot Coverage = 2797 Sq Ft (= 15 %)

Total Structure Floor Area = 5686 Sq Ft

Parcel Considered "Through Lot", with "Double Frontage"

Standard County Setbacks = 60 Ft Front & Rear

Setback Variances granted by Sussex County:

12.3 Ft Front Setback (Highway One)

10 Ft Rear Setback (Old Bay Road)

10 Ft Side Setback from neighboring lot

Lot Dimensions: Parcel is Triangular

99.24 Ft South Side (46 Ft at mid-point)

Route One Frontage = 382.48 Ft

Maximum Dwelling Units Allowed per Sussex County Code:

18,978 Sq Ft/3630 Lot Sq Ft/Unit = 5.2 Units

Sewer & Water Hookups = 2 existing