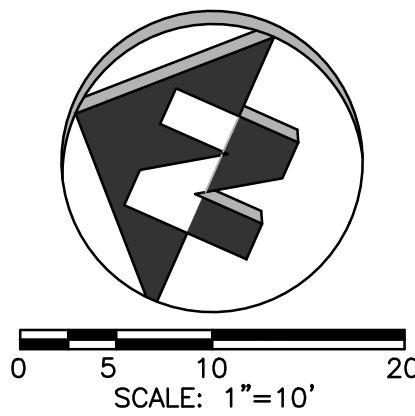




ZONING DATA



June 13, 2023

CLIENT:	THE GARDEN 509
ADDRESS:	403 S. RIDGEWOOD AVE Edgewater, FL 32132
TERRITORY:	City of Edgewater
Zoning Classification:	B-3

Zoning Setbacks:		
Min Lot Sft (13):	NA	<u>SETBACKS:</u>
Min Lot Width Ft	150	West Front: 40 Ft
Min Lot Depth Ft	NA	North Side: 50 Ft
Min Front Yard Ft	40	South Side: 25 Ft
(1)(4)(15)		East Rear(But Res): 50 Ft
Min Rear Yard Ft	25 Ft (50 Ft adjacent Res)	
(1)(4) (3)		
Min Side Yard Ft	25 Ft (50 Ft adjacent Res)	<u>LANDSCAPE BUFFER*</u>
(1)(4)(9)(11)(12)(15) (13)		
Max Height Ft	45 Ft	West Front: 10 Ft
Max % Bldg Cov	30%	North Side(But Res): 50/40/30 Ft
Max % Imp. Cov	75%	SouthSide(vacant assume ofc):10Ft
Min Floor Area Sft	NA	East Rear(But Res): 50/40/30 Ft
Corner Lot (Y,N)	NO	
Major Road	NO	

Comments:

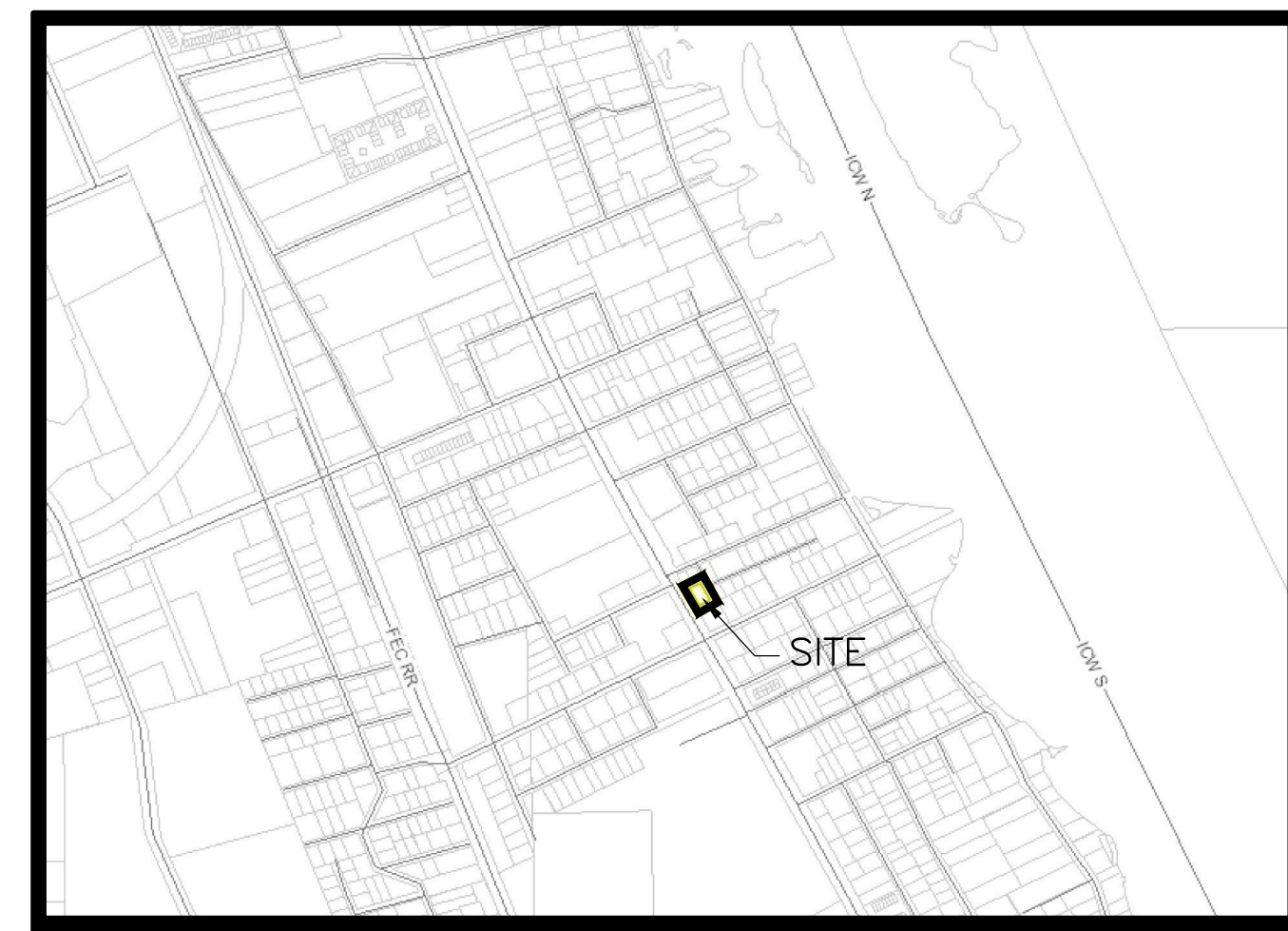
1. 50 ft upland from mean high water line
3. **50 Ft when adjacent to residential zoning/use.**
4. 25 ft upland from wetlands vegetation
5. 2 story dwellings shall increase side setback add'l 5 feet on river, lakes & common open spaces
6. FL Shores require a 10 ft side corner setback.
9. Abandoned/non developed streets in FL Shores require a 10 ft side corner setback.
10. Side corner lots shall have two side yard setbacks, no rear.
11. Side corner setbacks shall be the same as front yard.
12. Minimum lot sq ft shall be calculated based on the min. lot width & depth or uplands area.
13. All properties located on SR-443 shall have a 40 ft setback from the new R.O.W. line
15. Commercial Gas pump island canopies setbacks shall be at least 20 ft from the front line.

Parking Lots have min 10' landscape area abutting stalls unless abutting sidewalks.

*Landscaping Buffers uses a Matrix

*Ridgewood Avenue Corridor Overlay

403 S. Ridgewood Avenue, Edgewater, FL 32132
PID # 7433-05-00-0020
[Location Map](#)



403 S. Ridgewood Avenue, Edgewater, FL 32132
PID # 7433-05-00-0020
ZONING MAP



B-3 (HIGHWAY COMMERCIAL - WITH RIDGEWOOD OVERLAY)



DATE:
07-10-23

ad **ANDERSON
DIXON**
ENGINEERING • PLANNING • PERMITTING

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PRELIMINARY SITE PLAN EXHIBIT FOR:
THE GARDEN 509 - COFFEE SHOP
403 S. RIDGEWOOD AVE.
EDGEWATER, FL.

[illegible]

SHEET NO.
EX-2

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