



BUILDING CODE DATA

THE BUILDING SHOULD BE IN COMPLIANCE WITH THE FOLLOWING:

LIFE SAFETY DESIGN ASSUMPTIONS

CONSTRUCTION: TYPE II-B
SPRINKLERED: NO
OCCUPANCY: MIXED USE (SEPARATED)
MAIN USE OCCUPANCY CLASSIFICATION - "F2"
SEPARATED OCCUPANCY CLASSIFICATION - "B"
TABLE 503 ALLOWABLE AREA: (F2) A1=23,000 S.F. & (3) STORES
(B) A1=23,000 S.F. & (3) STORES

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SEC. 508.4.2 SEPARATED USE ALLOWABLE AREA CALCULATION

FLOOR AREA PER STORY		
ACTUAL AREA (FZ)	ALLOWABLE AREA (FZ)	SHALL NOT EXCEED
9,333 S.F. (FZ)	3,140 S.F. (B)	
23,000 S.F. (FZ)	23,000 S.F. (B)	= .55

X < 30 TYPE IIB CONSTRUCTION W/"F2" & "B" = 0

SITE DATA

CITY OF DENTON, TX DEVELOPMENT CODE:

GENERAL REGULATIONS FOR RCD- (REGIONAL CENTER COMMERCIAL DOWNTOWN)

MIN. LOT AREA: NONE
MIN. LOT WIDTH: NONE
MIN. LOT DEPTH: NONE
MIN. FRONT YARD SETBACK: NONE
MIN. SIDE YARD: NONE
MIN. REAR YARD ADJACENT TO STREET: NONE
MIN. YARD ABUTTING A SINGLE FAMILY USE: 30 FEET + 1 FOOT FOR EA. FT. OF BLDG HT. ABV. 30'-0"

MAX. FAR: 3.0
MAX. LOT COVERAGE: 90%
MIN. LANDSCAPE AREA: 10%
MAX. BUILDING HT.: 100 FEET
MAX. WEGS HT.: 110 FEET

OPEN STORAGE FOR RCD-

NO OPEN STORAGE OF MATERIALS OR COMMODITIES SHALL BE PERMITTED WITH ANY INDUSTRIAL USE EXCEPT AS AN ACCESSORY USE TO A MAIN USE LOCATED IN A BUILDING.

PARKING FOR RCD-

1. ONE SPACE PER 700 SQ. FT. OF GROSS FLOOR AREA OR FOR EACH
(2) TWO EMPLOYEES ON THE LARGEST SHIFT, WHICHEVER IS LESS.

LIGHT MANUFACTURING

LIGHT MANUFACTURING OF PRODUCTS SOLD ON SITE PERMITTED, AREA OF MANUFACTURING NOT TO EXCEED 5000 S.F.

KEY MAP

