



LEGEND

- INDEPENDENT LIVING FACILITY / TOWNHOUSE
- HOTEL
- MEMORY CARE FACILITY
- OFFICE / FLEXSPACE / MEDICAL

DEVELOPMENT DATA

DEVELOPMENT DATA	MINIMUM	
BUILDING SETBACKS		
INTERNAL LOT LINES	0 FT	
ADJACENT TO PROPERTY NOT ZONED RESIDENTIAL	10 FT	
ADJACENT TO PROPERTY ZONED RESIDENTIAL	20 FT	
FROM US 100Y 441/22 RIGHT OF WAY	50 FT	
FROM LANS ELLA ROAD RIGHT OF WAY	45 FT	
LANDSCAPE BUFFER	MINIMUM	
NORTH	PER CITY OF LADY LAKE LDC CLASS A	
SOUTH	PER CITY OF LADY LAKE LDC CLASS A	
EAST	PER CITY OF LADY LAKE LDC CLASS A	
WEST	PER CITY OF LADY LAKE LDC CLASS A	
INTERNAL LOT LINE	N/A	
DEVELOPMENT RATIOS	MAXIMUM	
RESIDENTIAL DENSITY	500 TOTAL UNITS	
IMPERVIOUS SURFACE RATIO	0.30	
BUILDING HEIGHT	MAXIMUM	
RESIDENTIAL WITHOUT FIRE PROTECTION	35'	
RESIDENTIAL WITH ADEQUATE FIRE PROTECTION	5-STORIES	
VEHICLE PARKING CALCULATIONS		
USE	REQUIREMENT PER UNIT	MINIMUM
AGE RESTRICTED INDEPENDENT LIVING FACILITY	ONE (1) SPACE PER UNIT	485
ADULT CARE FACILITY/ASSISTED LIVING FACILITY/NURSING HOME	ONE (1) SPACE PER TWO (2) BEDS	16
HOTEL	ONE (1) SPACE PER ROOM	200
OFFICE/WAREHOUSE	ONE (1) SPACE PER 4,000 SF	17
MEDICAL OFFICE/CLINIC	ONE (1) SPACE PER 200 SF	116