

**Zoning Development Standards & Relief Requested**

	Matter-of-Right C-2-A	PUD C-2-B	PROVIDED
<b>Height</b>	50 ft.	90 ft.	61 ft. (to top of main roof) 75 ft. (to roof of “occupiable” penthouse)
<b>FAR</b>	2.5 (Res) 1.5 (Other) 2.5 (Max)	6.0 (Res) 2.0 (Comm) 6.0 (Max)	4.57 (without “occupiable” penthouse) 4.79 (with “occupiable” penthouse)
<b>Lot Occupancy</b>	60%	80% (Res) 100% (Other) <sup>1</sup>	77%
<b>Rear Yard</b>	15 ft. all structures	15 ft. all structures	10 ft./0 ft. <sup>2</sup>
<b>Side Yard</b>	None required; if provided 2 in./1 ft.	--	none
<b>Court (Open)</b>	4in./1ft. of height; width no less than 15 ft.	--	none
<b>Court (Closed)</b>	Minimum area at least twice the square of required width, no less than 350 sq. ft.	--	2,857 sq. ft. (1 <sup>st</sup> fl.) 3,174 sq. ft. (2 <sup>nd</sup> -7 <sup>th</sup> flrs.)
<b>Parking</b>	<u>Retail</u> : In excess of 3,000 sq. ft.; 1 for each 300 sq. ft. of GFA and CFA (35)  <u>Residential</u> : 1 for every 2 dwelling units (73)  Total: 108 Parking Spaces	<u>Retail</u> : In excess of 3,000 sq. ft.; 1 for each 750 sq. ft. of GFA and CFA (14)  <u>Residential</u> : 1 for every 3 dwelling units (49)  Total: 63 Parking Spaces	92 parking spaces <sup>3</sup>
<b>Loading</b>	<u>Retail</u> : 1 berth 30 ft. deep; 1 platform 100 sq. ft.  <u>Residential</u> : 1 berth 55 ft. deep; 1 platform 200 sq. ft.	<u>Retail</u> : 1 berth 30 ft. deep; 1 platform 100 sq. ft.  <u>Residential</u> : 1 berth 55 ft. deep; 1 platform 200 sq. ft.	1 berth @ 30 ft. deep 1 berth @ 55 ft. deep

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<sup>1</sup> Permitted lot occupancy of the ground floor (commercial) is 100%; permitted lot occupancy for floors 2 through 7 (residential) is 80%.

<sup>2</sup> In accordance with Section 774.7, the rear yard for a structure below a horizontal plane twenty feet above the mean finished grade may be measured from the center line of the alley. The alleyway adjacent to the proposed structure is 20 feet wide. The proposed structure is flush with the rear lot line. Zoning relief in the form of a deviation from the usual rear yard requirements is requested.

<sup>3</sup> Of the sixty-six (66) required parking spaces, 28% are compact size.