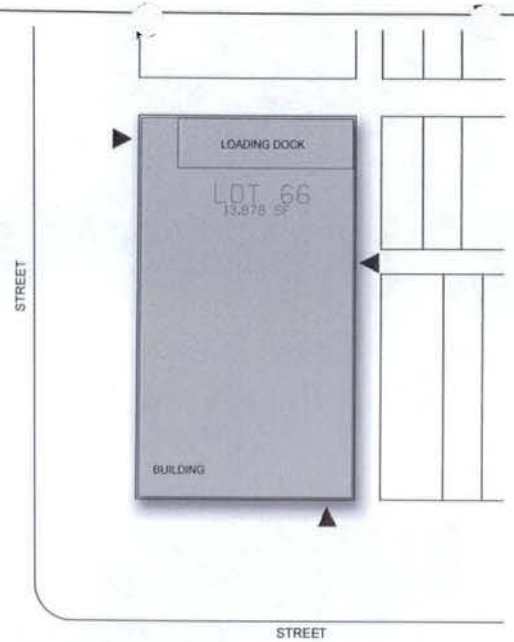
SITE TABULATION WITHOUT GAR



C-M-3 Site Tabulation without GAR

Per DCMR, Title 11, Zoning, Chapter 8, Industrial Districts

SQUARE/LOT:	SQUARE 0749, OLD LOT 66
LOT AREA:	13,878 SF = 0.318 AC
ZONING CLASSIFICATION:	C-M-3 (COMMERCIAL LIGHT MANUFACTURING)
CHARACTER: HEAVY TRUCKING, LOADING AND UNLOADING; AUTOMOTIVE, LIGHT MANUFACTURING	
PROPOSED ZONING:	SAME
ADDRESS:	
EXISTING USE:	COMMERCIAL, WAREHOUSE
PROPOSED USE:	COMMERCIAL, WAREHOUSE

DEVELOPMENT STANDARDS PER ZONING CODE

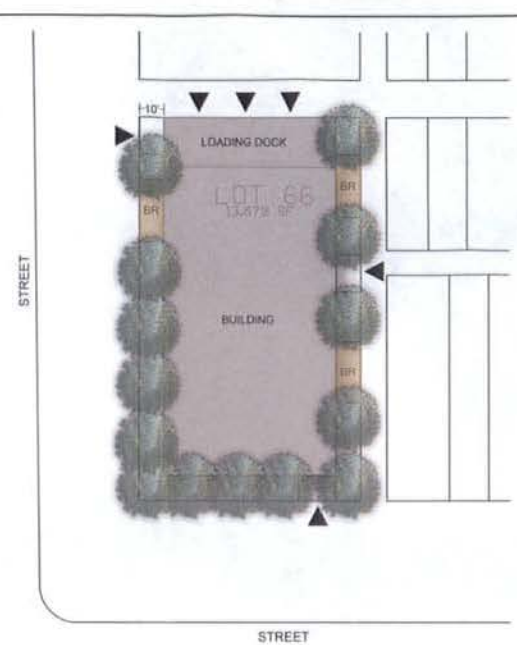
(TITLE 11, CH 8) OF DCMR BASED ON C-M-3 ZONE

	EXISTING	ALLOWED	PROPOSED
MAX BLDG HEIGHT per §840.1 (C-M-3)	-	90 FT	20
MAX STORIES		NO LIMIT	
BUILDING AREA			
BUILDING FOOTPRINT	XX SF	XX SF	XX SF**
BUILDING SQUARE FOOTAGE	XX SF	XX SF	XX SF**
BUILDING LOT OCCUPANCY	N%	N%	N%**
FAR	A%	6.0	1.0
ACCESSORY USE AND BLDG.: INCIDENTAL TO "MATTER OF RIGHT" USES IS ALLOWED			
MAXIMUM LOT OCCUPANCY			
BUILDING SETBACKS			
FRONT		NONE	
SIDE (§843)	*	NONE, EXC. WHEN ABUTTING RES, THEN MIN. 3"/FT OF HT., BUT N.L.T. 8'	**
		NONE BELOW 20' ABOVE 20' = 2.5"/FT BUT N.L.T. 12'; IF ON ALLEY MEASURE FROM CT	**
REAR (§842)	*	CLOSED	
COURTS per §844	OPEN		
WIDTH (W)	N.L.T 2.5"/FT OF HT., BUT N.L.T. 6'	SAME BUT N.L.T. 12'	
AREA	N/A	≥ 2 X SQUARE OF (W), BUT N.L.T. 250 SF	

OFF STREET PARKING AND LOADING PER CH. 11

	REQUIRED	PROPOSED
PARKING SPACE (9'x19')		
Warehouse w/ six employees		
Four loading docks		
INCLUDES REQUIRED SPACES FOR HANDICAPPED - INCLUDING VAN ACCESSIBLE SPACE		
TOTAL		

SITE TABULATION WITH PROPOSED GAR



C-M-3 Site Tabulation with Proposed GAR = 0.2

Per DCMR, Title 11, Zoning, Chapter 8, Industrial Districts, and, 22 400-06 (Subtitle B: Green Area Ratio)

LOT/PARCEL #:	SQUARE 0749, OLD LOT 66
LOT AREA:	13,878 SF = 0.318 AC
ZONING CLASSIFICATION:	C-M-3 (COMMERCIAL LIGHT MANUFACTURING)
CHARACTER: HEAVY TRUCKING, LOADING AND UNLOADING; AUTOMOTIVE, LIGHT MANUFACTURING	
PROPOSED ZONING:	SAME
ADDRESS:	
EXISTING USE:	COMMERCIAL, WAREHOUSE
PROPOSED USE:	COMMERCIAL, WAREHOUSE

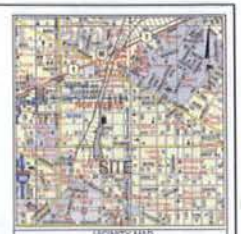
DEVELOPMENT STANDARDS PER ZONING CODE

(TITLE 11, CH 8) OF DCMR BASED ON C-M-3 ZONE

	EXISTING	ALLOWED	PROPOSED
MAX BLDG HEIGHT per §840.1 (C-M-3)	-	90 FT	20
MAX STORIES		NO LIMIT	
BUILDING AREA			
BUILDING FOOTPRINT	XX SF	XX SF	XX SF**
BUILDING SQUARE FOOTAGE	XX SF	XX SF	XX SF**
BUILDING LOT OCCUPANCY	N%	N%	N%**
FAR	A%	6.0	0.8
ACCESSORY USE AND BLDG.: INCIDENTAL TO "MATTER OF RIGHT" USES IS ALLOWED			
MAXIMUM LOT OCCUPANCY			
BUILDING SETBACKS			
FRONT		NONE	
SIDE (§843)	*	NONE, EXC. WHEN ABUTTING RES, THEN MIN. 3"/FT OF HT., BUT N.L.T. 8'	**
		NONE BELOW 20' ABOVE 20' = 2.5"/FT BUT N.L.T. 12'; IF ON ALLEY MEASURE FROM CT	**
REAR (§842)	*	CLOSED	
COURTS per §844	OPEN		
WIDTH (W)	N.L.T 2.5"/FT OF HT., BUT N.L.T. 6'	SAME BUT N.L.T. 12'	
AREA	N/A	≥ 2 X SQUARE OF (W), BUT N.L.T. 250 SF	

OFF STREET PARKING AND LOADING PER CH. 11

	REQUIRED	PROPOSED
PARKING SPACE (9'x19')		
Warehouse w/ six employees		
Four loading docks		
INCLUDES REQUIRED SPACES FOR HANDICAPPED - INCLUDING VAN ACCESSIBLE SPACE		
TOTAL		



Green Area Ratio (GAR) Calculations

A

LOT AREA:	13,878 SF = 0.318 AC
ZONING CLASSIFICATION:	C-M-3 (COMMERCIAL LIGHT MANUFACTURING)
GAR:	0.2

B

LANDSCAPE ELEMENTS:

	AREA	QUANTITY	MULTI.	EQUIV. SF
(1) BIO RETENTION AREAS	10' X 25'	3	0.4	300
(2) NATIVE PLANTS	10' X 25'	3	0.1	75
(3) LANDSCAPED AREAS	250 X 10	1	0.6	1500
(4) TREES	100 SF	15	0.4	600
(5) GROUND COVER	250 LF X 5	1	0.5	625
(6) PLANTS @ 3' MATURITY	150 LF X 3	1	0.3	135
			TOTAL	2985 SF

C

GAR: 2985 SF / 13878 = 0.22

	REQUIRED	PROPOSED
GAR:	0.2	0.2

ZONING COMMISSION
District of Columbia
CASE NO. 08-06
EXHIBIT NO. 125

Exhibit
Green Area Requirement (GAR) Comparison in C-M-3 Zone

Sheet 1 of 1
Not to Scale (N.T.S)

ZONING COMMISSION
District of Columbia
CASE NO.08-06
EXHIBIT NO.125