

ZONING TABULATIONS

PERMITTED BY EXISTING ZONE DISTRICT: C-M-1

PERMITTED BY PROPOSED ZONE DISTRICT: C-2-B PUD

PROPOSED DEVELOPMENT: C-2-B PUD

SQUARE 748 LOTS 78 & 819
 LOT AREA: 10,040.7 SF
 (incl. 507.6 SF closed alley)
 DWELLING UNITS: 64

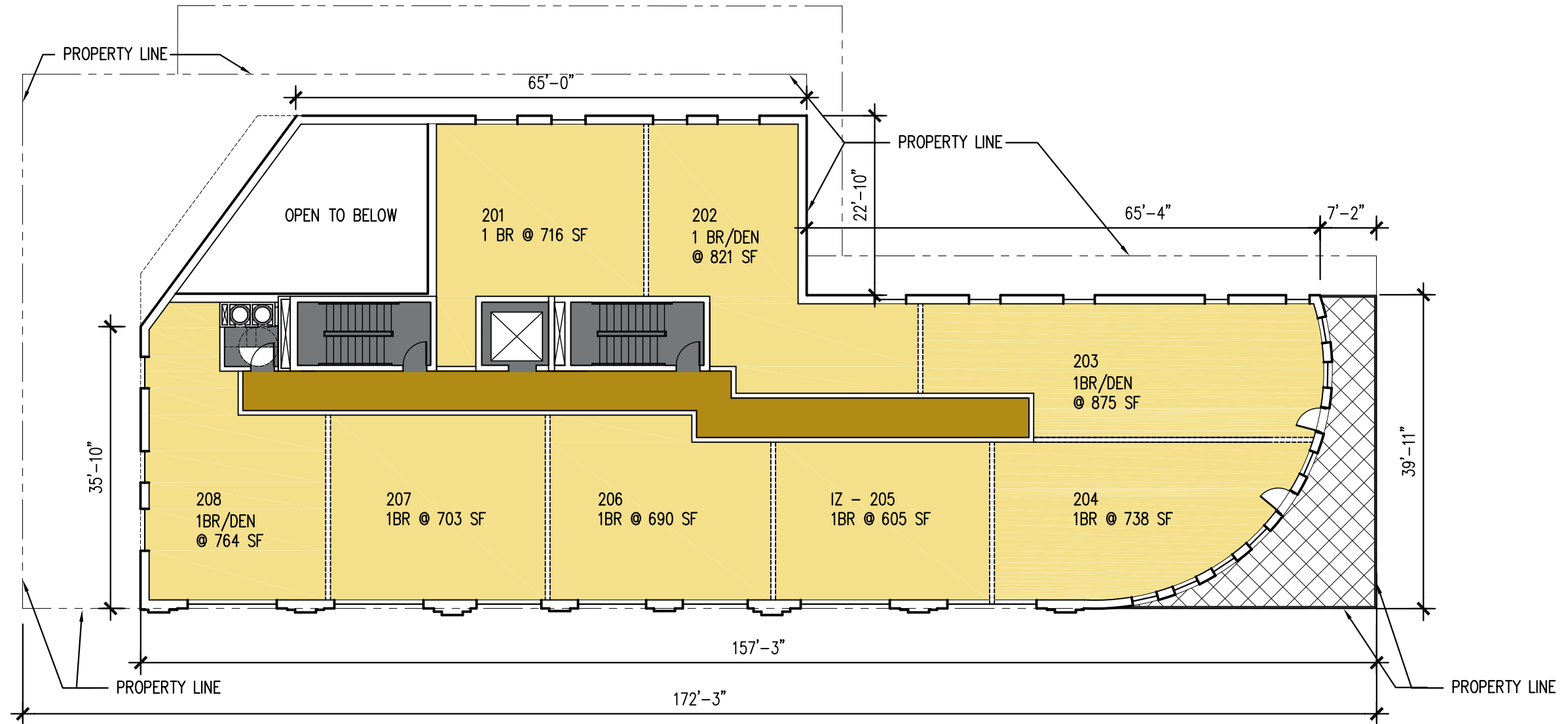
FAR:	3.0	6.0 (6.0 residential; 2.0 commercial)	6.0 (5.62 residential; 0.38 PDR)														
FAR AREA:	30,372 sf	60,244.2 sf	60,244 sf (56,419 sf residential; 3,825 sf PDR)														
BUILDING HEIGHT:	40 ft	90 ft	90 ft														
NUMBER OF STORIES:	3	No limit	8														
LOT OCCUPANCY:	n/a	80% residential; 100% other	80% @ level 1; 76% @ levels 2-8														
REAR YARD:	None required for first 20 ft of building's height; Minimum depth of 2.5 in/ft of building height and not less than 12 ft	15 ft Up to 20 ft plane can be measured to center line of alley	9'-7" below 20 ft plane; 5'-3" above 20 ft plane														
SIDE YARD:	None required	None required; if provided, minimum width is 2 in/ft of building height and not less than 6 ft 15 ft required	15 ft														
OPEN COURT:	None required	min. width is 4 in/ft of building height and not less than 15 ft; 30 ft required	5 ft														
CLOSED COURT:	None required	None required	n/a														
ROOF STRUCTURES:																	
FAR (habitable space):	0.4	0.4	0.24														
HEIGHT (habitable space):	12 ft	20 ft	12 ft														
HEIGHT (mechanical space):	15 ft	20 ft	18'-6"														
STORIES:	1; 2nd permitted for PH mechanical space	1 plus mezzanine; 2nd permitted for PH mechanical space	2														
PARKING:																	
RESIDENTIAL:	n/a (Residential use not permitted)	1 per 3 dwelling units (64 UNITS)	21 required; 6 spaces provided														
RETAIL:	In excess of 3,000 sf 1 per additional 300 sf	In excess of 3,000 sf 1 per additional 750 sf															
BICYCLES:		1 per 3 dwelling units 64 UNITS / 3 = 21	21 required; 22 provided														
LOADING:																	
RESIDENTIAL:	n/a (Residential use not permitted)	1 loading berth @ 55' deep + 1 loading platform @ 200 sf + 1 delivery space @ 20' deep	on street														
PDR:	None required	None required															
GAR:	0.30	0.30	0.30														
INCLUSIONARY ZONING:	n/a (Residential use not permitted)	8% of residential GFA: fls 2-8 + PH = 46,344 sf @ 8% = 3,708 sf (207.2 sf of PH @ 50% AMI; remainder of IZ sf at 80% AMI)	<table border="1"> <tr> <td>Req'd: 3,708 sf Total (8% of res. GFA)</td> <td>Provided: 6,315 sf Total (13.6% of res. GFA)</td> </tr> <tr> <td>On-Site IZ-80% AMI</td> <td>Off-Site IZ-50% AMI</td> </tr> <tr> <td>1,815 sf (3.9%)</td> <td>1,893 sf (4.1%)</td> </tr> <tr> <td>3 1BR units</td> <td>~ 2 2BR (min)</td> </tr> <tr> <td></td> <td>Off-Site Affordable Public Benefit-50% AMI</td> </tr> <tr> <td></td> <td>~ 2,607 sf</td> </tr> <tr> <td></td> <td>~ 3 2BR (min)</td> </tr> </table>	Req'd: 3,708 sf Total (8% of res. GFA)	Provided: 6,315 sf Total (13.6% of res. GFA)	On-Site IZ-80% AMI	Off-Site IZ-50% AMI	1,815 sf (3.9%)	1,893 sf (4.1%)	3 1BR units	~ 2 2BR (min)		Off-Site Affordable Public Benefit-50% AMI		~ 2,607 sf		~ 3 2BR (min)
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KEY

- DWELLING UNITS
- COMMON AREA
- LOBBY/AMENITY
- RETAIL / PDR
- PARKING
- BUILDING SERVICE
- GREEN ROOF

GENERAL NOTES:

1. The locations, numbers, & sizes of units, stairs, elevators, & partitions are preliminary & shown for illustrative purposes only. Final layouts may vary.
2. Refer to A3.02 for overall building dimensions
3. Flexibility is requested to make refinements to parking & loading configurations, including layout, so long as the required parking & loading complies with the size, location, access, maintenance & operation requirements of 11 DCMR or the flexibility granted herein.



KEY

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INCLUSIONARY ZONING

ON-SITE IZ @ 80% AMI	OFF-SITE IZ @ 50%	OFF-SITE AFFORDABLE PUBLIC BENEFIT @ 50%
1,815 SF (3.9%)	1,893 SF (4.1%)	~ 2,607 SF ADDITIONAL BENEFIT
3 1BR UNITS UNITS 205, 306 & 406	~ 2 2BR (MIN)	~ 3 2BR (MIN)

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