

Change from R-1-B to MU-4: 2026 Jackson Street, NE			Percentage Increase Set-Aside Table		Required Set Aside
Maximum Existing FAR no IZ (old zone)	0.4	R-1-B	*per A-207.1(d)	Type of Map Amendment- Non Type 1 Construction	
Maximum Possible FAR no IZ (new zone)	2.5	MU-4		PDR or unzoned to ARTS, CG, D, MU, R, RA, or RF	0.2
Total FAR utilized	3	MU-4		From any zone, other than PDR, to a D zone w/o prescribed residential FAR	0.2
Percentage Change	650			0-20%	0.125
				More than 20%-up to 40%	0.14
IZ Set Aside Requirement				More than 40%-up to 60%	0.16
0.2	3813.12	Based on net Residential GFA		More than 60%- up to 80%	0.18
0.95	4479.25	Based on Bonus Density utilized		More than 80%	0.2
Square Footage					
Land Area	9,430	sq. ft.		Type of Map Amendment- Type 1 Construction	
FAR	3			PDR or unzoned to ARTS, CG, D, MU, R, RA, or RF	0.2
Cellar Space	0	No residential space		From any zone, other than PDR, to a D zone w/o prescribed residential FAR	0.2
Lot Occupancy	0.75			0-20%	0.085
Approximate Residential GFA	23832			More than 20%-up to 50%	0.1
Net:Gross	0.8	efficiency ratio (net residential square footage: gross)- conservative estimate		More than 50%-up to 75%	0.12
				More than 75%- up to 100%	0.14
				More than 100%- up to 125%	0.16
				More than 125%	0.18
				Bonus	
				Type 1	0.7
				Non Type 1	0.95