

Tab C

SECTION	ZONING REGULATION	PERMITTED RA-2 PUD	PROPOSED RA-2 PUD	NOTES		
Rear Yard Setback						
F-305.1	Rear Yard Setback	4' per 1" of height, but not less than 15'	28'			
Side Yard Setback						
F-306.2	Side Yard Setback	None required, but 4' minimum if provided	15'-0"	Building Restriction Line: 20' on Rock Creek Church Rd; 15' on Allison St		
Green Area Ratio						
F-307.1	Ratio	0.3	0.3			
Car Parking						
TABLE C-701.5	Residential	1 space per 3 units in excess of 4 units X 50% reduction 12 Spaces	12 spaces	78 Units; 50% reduction by DCMR 11-C702.1a (<0.5 miles to Fort Totten Metro Station); 50% min standard sized spaces provided per DCMR 11-C712.3.		
	Total	12 parking spaces	12 parking spaces	Provided: 7 standard, 3 compact, 2 handicapped		
Bicycle Parking						
		Long Term	Short Term	Long Term	Short Term	
TABLE C-802.1	Residential	1 Space /3 units= 26 Spaces	1 Space /20 units= 4 Spaces	26	12	78 Units
	Total	26 Spaces	4 Spaces	48 spaces	12 Spaces	6 bike racks provided, 8 bikes per rack
Loading Requirements						
TABLE C-901.1	Residential	1 Required	1 Provided			
C-904.2	Loading Berth Size	12' x 30', 14' vertical clear	12' x 30'			10'-6" clearance provided, see sheet A3.01 section B-B
C-905.4(a)	Loading Platform	1 Required	1 Provided			100 s.f. loading platform provided adjacent to service space

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