

Zoning Data Chart Template

1.29.18

JAN 31 2018

Project Name - High Ridge Real Estate Owner, LLC - Text Amendment

Application number - 217-01

Address - N/A



Zoning District(s) - If multiple Zoning Districts, provide requirement and compliance for each portion of site under the different district - C-D

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Exception if applicable)
9-BBB-1	Lot Size	15 acres	1,691,800 +/- SF 38.8 acres*	1,691,800 +/- SF 38.8 acres*	COMPLIES
N/A	Gross Floor Area	0.4 676,720 +/- SF*	0.3 506,558 +/- SF*	0.37 620,210 +/- SF*	COMPLIES - includes parking garage
9-BBB-4-b-iii	Zoning Floor Area	0.4 676,720 +/-* SF	0.29 491,361 +/- SF*	0.3 503,504 +/- SF*	COMPLIES - exempts parking garage
	Residential	N/A	N/A	N/A	
	Commercial	0.4 676,720 +/-* SF	0.29 491,361 SF*	0.3 503,504 +/- SF*	COMPLIES
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	Total	0.4 676,720 +/-* SF	0.29 491,361 SF*	0.3 503,504 +/- SF*	COMPLIES
	F.A.R.	0.4	0.29	0.3	COMPLIES
	Residential	N/A	N/A	N/A	
	Commercial	0.4	0.29	0.3	COMPLIES
	Community Facility	N/A	N/A	N/A	
	Industrial	N/A	N/A	N/A	
	Total	0.4	0.29	0.3	COMPLIES
9-BBB-4-a-ii	Number of units	N/A	N/A	N/A	
9-BBB-4-a-v	Below Market Rate Units (# and %)	N/A	N/A	N/A	
N/A	Number of seats/ beds / employees if applicable	N/A	N/A	N/A	
9-BBB-4-a-ii	Density(Units/Acre)	N/A	N/A	N/A	
N/A	Street Frontage	N/A	85 +/- Feet*	85 +/- Feet*	COMPLIES
9-BBB-3-a & 9-BBB-4-b-v & ix	Building Coverage (Area and %)	12% 203,016 +/- SF*	10.7%* 181,722 +/- SF*	11.3%* 190,982 +/- SF	COMPLIES - exempts parking garage and overhangs
9-BBB-4-b-ii	Lot coverage (Area and %)	Greater of 40% or legally nonconforming	50.22% 849,652 +/- SF*	50.09%* 847,357 SF	COMPLIES - pursuant to text amendment
N/A	Building Height (Feet)	N/A	40 +/- Feet*	60 +/- Feet*	COMPLIES
9-BBB-3-b	Number of floors	3.5-4	2-4*	Life Time: 3-3.5*	COMPLIES
N/A	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	N/A	

9-BBB-4-b-iv	Yards	Residences - 100 Ft Non-Residences - 50 Ft	Residential District 100 Ft Non-Residential District 50 Ft	Residences - 100 Ft. Non-Residences - 50 Ft Street - 50 Ft	COMPLIES - pursuant to text amendment
	Front yard (Streetline)	< 4 stories = 50 Ft 4 stories - 400 Ft	< 4 stories = 50 Ft 4 stories - 400 Ft	< 4 stories = 50 Ft 4 stories - 400 Ft	COMPLIES
	Front yard (St centerline)	N/A	N/A	N/A	
	Rear yard	N/A	N/A	N/A	
	Side yard	N/A	N/A	N/A	
	Parking				
	Residential parking	N/A	N/A	N/A	
9-BBB-3-d 9-BBB-4-b-vi	Commercial parking	1 per 3,000 SF or 1 per 3 employees	1 per 3,000 SF or 1 per 3 employees	As-of-Right uses: 1 per 3,000 SF or 1 per 3 employees Special Exception uses: 1 per 300 SF of gym	COMPLIES - pursuant to text amendment
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	N/A	N/A	N/A	
	Public open space parking	N/A	N/A	N/A	
	Bike parking	N/A	N/A	N/A	
	# of levels of parking garage (if applicable)	20 Feet	N/A	3.5-4 stories	
	Square footage of parking area	Exempt	N/A	101,134 +/- SF (Exempt)*	COMPLIES - pursuant to text amendment
9-BBB-3-d 9-BBB-4-b-v	Parking setback	surface - 50 Feet garage - 50 Feet	N/A	surface - 50 Ft garage - 100 Ft	COMPLIES - pursuant to text amendment
N/A	Open space (Area and %)	N/A	46.35% 784,168 +/- SF*	47.06% 796,164 +/- SF*	COMPLIES
	Active (If separate)	N/A	N/A	N/A	
	Passive (If separate)	N/A	N/A	N/A	
N/A	Street Trees	N/A	N/A	N/A	
	Existing	N/A	N/A	N/A	
	Proposed	N/A	N/A	N/A	
	Total	N/A	N/A	N/A	
9-BBB-3-e 9-BBB-4-vii	Signage	60 SF - wall or ground	varies*	Additional 1 SF per lineal foot of building façade and 50 SF ground sign	COMPLIES - pursuant to text amendment
	Wall signs (# and size)	N/A	N/A	413 SF*	
	Ground Signs (# and size)	Additional 50 SF*	N/A	50 SF*	
	Blade signs (# and size)	N/A	N/A	N/A	
	Fence height	N/A	N/A	N/A	

*Relates specifically to High Ridge Office Park site and is subject to change in connection with a future Site Plan application.

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