



| ISSUE # | DATE       | DESCRIPTION    |
|---------|------------|----------------|
|         | 04/03/2023 | CONCEPT DESIGN |

**ZONING SUMMARY**

**ZONING DISTRICT:**

- PD 298 (PDS 5B)

**OVERLAY DISTRICT:**

- CBD/DOWNTOWN DEMOLITION DELAY OVERLAY (DDO-2)

**LOT AREA:**

- 27,951 SF OR 0.642 ACRES

**LAND USE:**

- MIXED USE

**LOT COVERAGE:**

- 90% AND 55% ABOVE 70'

**FLOOR AREA RATIO:**

11.4 MAX

**BUILDING HEIGHT:**

- 270' MAX

**BUILDING SETBACK:**

- FRONT: 5', NORTH GOOD LATIMER EXPRESSEWAY
- SIDE: 0', PUBLIC ALLEY & SWISS AVENUE
- REAR: 0'

**PARKING REQUIREMENTS:**

- MIN 0.5 SPACE PER UNIT
- MAX 1.0 SPACES PER STUDIO AND ONE BEDROOM
- MAX 1.5 SPACES PER TWO OR MORE BEDROOM UNIT

|                   |         |
|-------------------|---------|
| DRAWN BY          | Author  |
| CHECKED BY        | Checker |
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