Section D

Zoning Assessment

ZONING ANALYSIS Relevant Zone(s) B-3, DEOZ

All Projects:

	Required	Proposed
Lot Size	N/A	38,737 SF
Area Per Dwelling Unit	N/A	N/A
Minimum Street Frontage	15 FT	106 FT
Front Yard Minimum	N/A	N/A
Front Yard Maximum	N/A	N/A
Rear Yard	N/A	N/A
Yard Right	N/A	N/A
Yard Left	N/A	N/A
Side Street Setback	N/A	N/A
Step Back	N/A	N/A
Maximum Lot Coverage	100%	59%
Minimum Lot Coverage	N/A	N/A
Maximum Height	150 FT	N/A
Open Space	N/A	N/A
Maximum Impervious Area	N/A	N/A
Pavement Setback	35 FT	35 FT
Floor Area Ratio	N/A	N/A
Off Street Parking Spaces	NOT DEFINED	NOT DEFINED
Loading Bays	0	0
Other 1		
Other 2		
Other 3		

Planned Residential Unit Developments (PRUD) Requirements

	Required	Proposed
Minimum Lot Size	N/A	N/A
Minimum Lot Area per Dwelling	N/A	N/A
Maximum # Units per Building	N/A	N/A
Maximum Building Length	N/A	N/A
Maximum Accessory Building Length	N/A	N/A
Minimum Setbacks	N/A	N/A
Minimum Building Separation	N/A	N/A
Minimum Open Space	N/A	N/A

Affordable Housing Density Bonuses (if applicable)

	Bonus Increase or Decrease	Maximum Allowable With Bonus	Proposed
Density	N/A	N/A	N/A
Height	N/A	N/A	N/A
Setback Reduction	N/A	N/A	N/A
Recreation Space	N/A	N/A	N/A
Maximum Accessory Building Length	N/A	N/A	N/A
Minimum Setbacks	N/A	N/A	N/A
Minimum Building Separation	N/A	N/A	N/A
Minimum Open Space	N/A	N/A	N/A
Explanatory Text 1 (optional):			
Explanatory Text 2 (optional):			
Explanatory Text 3 (optional):			