

# 804-808 PENDLETON ST. REDEVELOPMENT STUDY

## ZONING SUMMARY

ZONING DISTRICT: MX2 MIXED USE  
ABBREVIATED ZONING SUMMARY:

1. **SITE**
  - A. **COVERAGE**
    - a. BUILDING COVERAGE: 80% MAX
    - b. OUTDOOR AMENITY SPACE: 10% MAX
  - B. **BUILDING SETBACK**
    - a. PRIMARY STREET LOT LINE: 0'-10'
    - b. SIDE LOT LINE(S): 0'
    - c. ALLEY LOT LINE: 5'
  - C. **TRANSITION TYPE: TYPE A**
  - D. **BUILD-TO WIDTH:**
    - a. PRIMARY STREET: 75%
    - b. SIDE-STREET: 45% (NA)
2. **BUILDING**
  - A. **OVERALL HEIGHT**
    - a. BASE: 2st/30'
    - b. BONUS: 4st/54'
  - B. **GROUND STORY**
    - a. HEIGHT, NON-RESIDENTIAL: 14' MIN.
    - b. FFE, NON-RESIDENTIAL: 2' MAX
    - c. ENTRANCE SPACING (PRIMARY): 40'

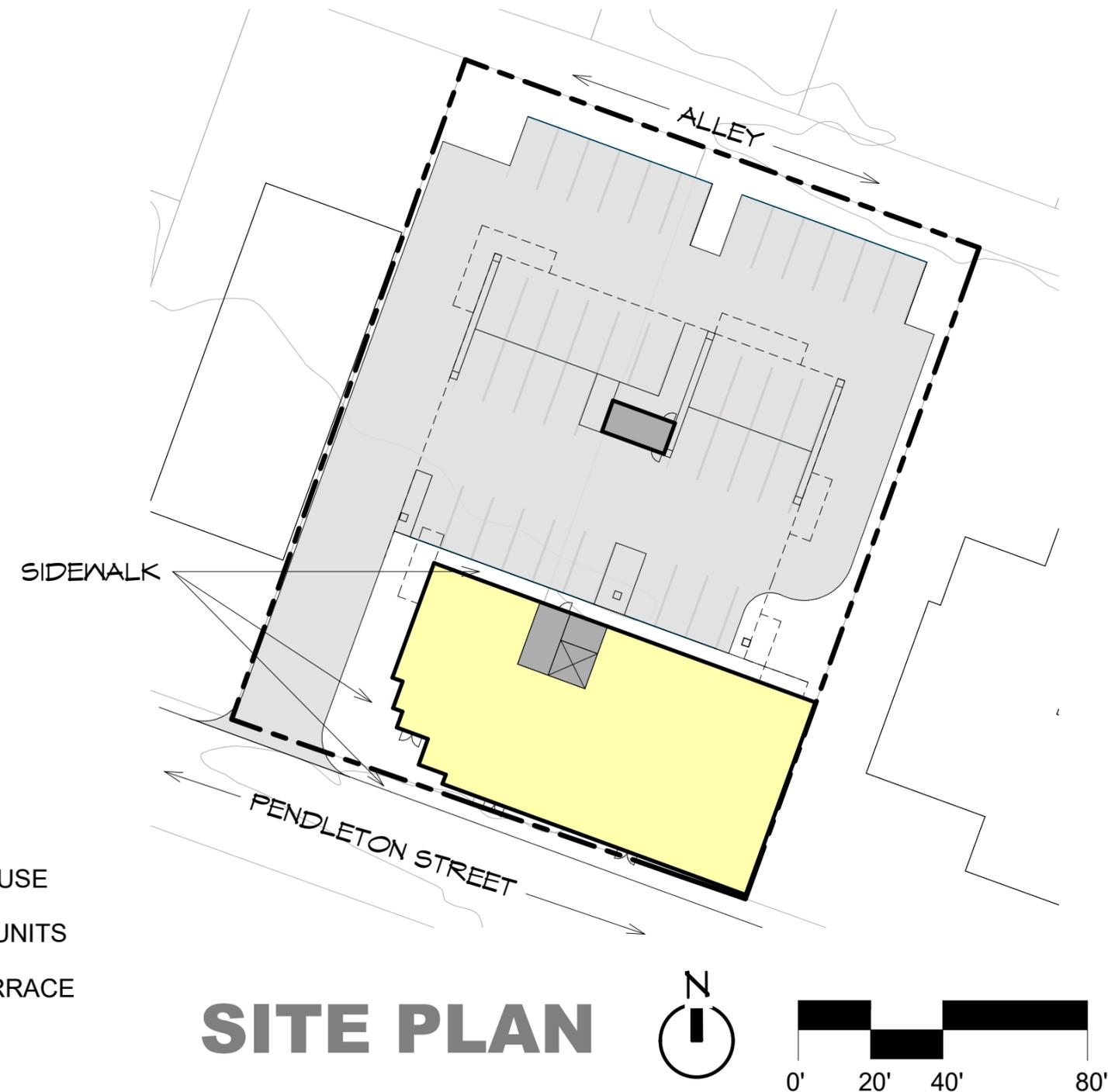
## PROPOSED SITE DEVELOPMENT SUMMARY

GROUND FLOOR COMMERCIAL (OFFICE/RETAIL): +/- 6,000 GROSS SF  
FLOORS 2-4 RESIDENTIAL: 7 UNITS X 3 = 21 UNITS  
PARKING

REQUIRED = 12+21= 33 SPACES  
PROVIDED = 39

## LEGEND

- COMMERCIAL USE
- RESIDENTIAL UNITS
- OUTDOOR TERRACE
- CIRCULATION

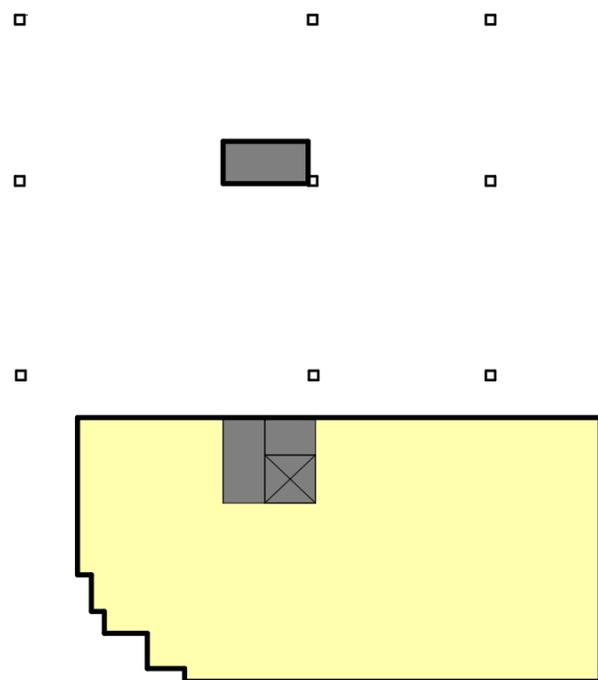


## SITE PLAN

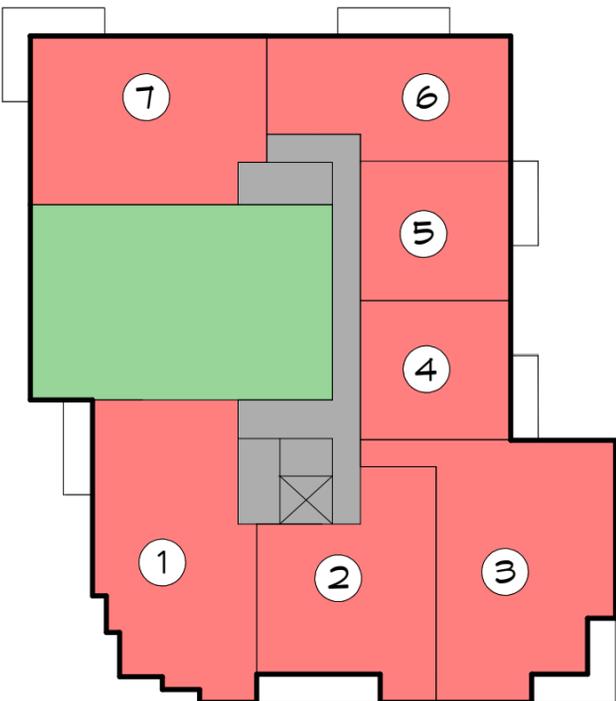


SITE PLAN + SUMMARY

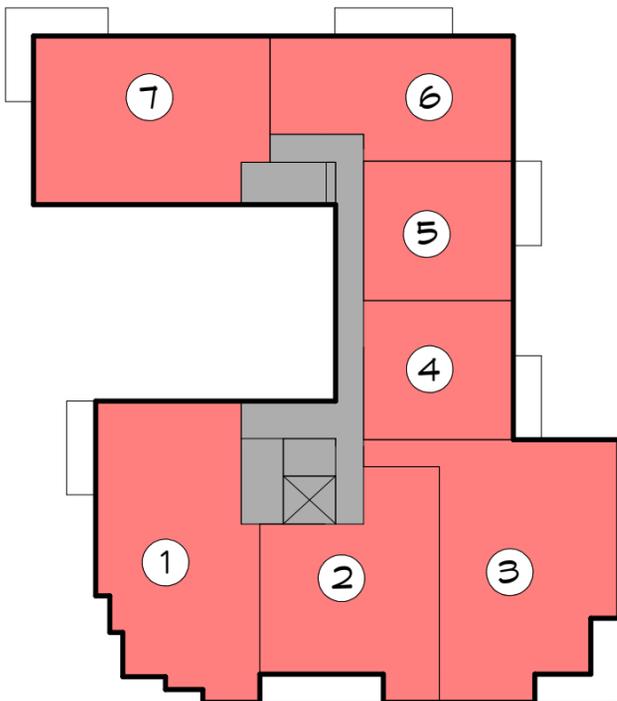
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**LEVEL 01**



**LEVEL 02**



**LEVEL 3 - 4**

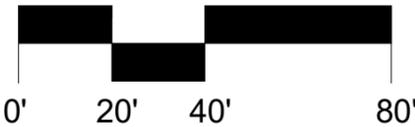
**LEGEND**

- COMMERCIAL USE
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**UNIT SUMMARY**

- 1. 3 BR UNIT
- 2. 2 BR UNIT
- 3. 3 BR UNIT
- 4. STUDIO UNIT
- 5. STUDIO UNIT
- 6. 2 BR UNIT
- 7. 2 BR UNIT

GROSS RESIDENTIAL SF/LEVEL: 11,847 SF





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