

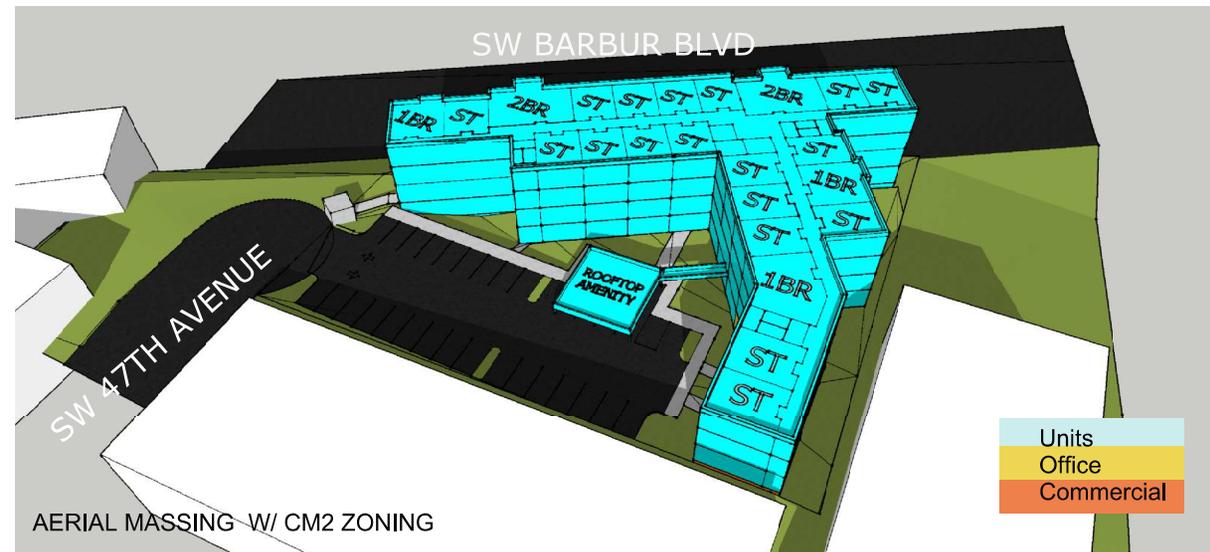
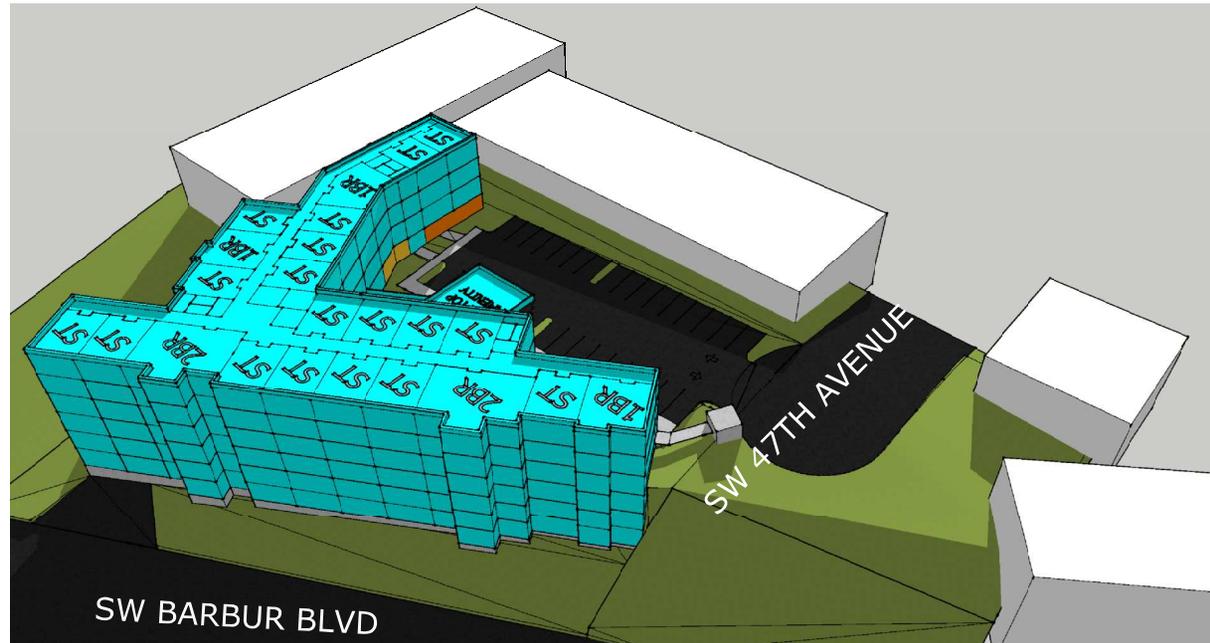
## SITE DATA

Site Area 0.881 Acres (38,383 sf)  
 Property ID: R209882  
 State ID: 1S1E30DA 5900

## ZONING CODE REQUIREMENTS

CM2d (MU-U) (Commercial Mixed-Use 2  
 W/ design overlay zone)

Max Floor Area Ratio	Required: 2.5 to 1 (95,957 sf) Provided: 1.94 (74,463 sf)
Max Height (Floors)	Required: 45' (4 stories) Increase to 55' with Bonus Provisions due to Design Overlay zone per Table 130-3 Provided: 55'
Min. Setback:	Required: 10' (street lot line abutting selected civic corridors) Provided: 10'
Max. Setback:	Required: 20' (street lot line abutting selected civic corridors) Provided: 20'
Max Building Coverage:	Required: 33,358.25 sf (85% of Site Area) Provided: 15,110 sf
Min. Landscape area:	Required: 5,886.75 sf (15% of Site area) Provided: 13,410 sf
Residential Parking	Required: 35 Spaces (0.33/unit) Provided: 35 Spaces
Other uses Parking	Required: None (500' or less from transit street)
Long-Term Bicycle parking:	Required: 116.6 (1.1/Unit) Provided: 117
Short-Term Bicycle parking:	Required: 5.3 (2 or 1/Unit) Provided: 6



## BARBUR 47TH APARTMENTS

NOT TO SCALE

## ZONING STUDY

Sketch plan is conceptual only. Neither the Seller or its Agents have submitted plan or made any application to a public agency

02/04/19  
 PROJ. # 217176

