

**PROPOSED LAND USES & BUILDING REQUIREMENTS BY CHARACTER DISTRICT**

ELEMENT	CIVIC CORE / SOUTH GATEWAY	COMMUNITY SHOPPING ZONE	ASBURY AVENUE GATEWAY	SUNSET PARK	NORTH GATEWAY
<b>BULK &amp; LOT REQUIREMENTS</b>					
No minimum lot size or width					
<b>Lot Requirements</b>	Front yard: 0 ft. Recesses of up to 15 ft are permitted for outdoor seating or dining areas or art displays.	Front yard: 0 ft Side yard: 0 or 5 ft. Rear yard: 10 to 25 ft.	Front yard: 0 ft. Recesses of up to 10 feet are permitted for outdoor seating or dining areas or art displays.	Front yard: 0 ft. Recesses of up to 10 feet are permitted for outdoor seating or dining areas or art displays.	Front yard: 0 ft. Recesses of up to 10 feet are permitted for outdoor seating or dining areas or art displays.
<b>Setbacks</b>	Side yard: 0 ft. Rear yard: 0 to 10 ft.		Side yard: 0 or 5 ft. Rear yard: 20 ft. min.	Side yard: 0 or 5 ft. Rear yard: 10 to 25 ft.	Side yard: 5 to 15 ft. Rear yard: 20 ft. min
<b>Building Frontage at Setback</b>	min. 90%	min. 90%	min. 90%	min. 60%	min. 60%
<b>Lot Coverage</b>	min. 75% to max. 90%	min. 65% to max. 90%	min. 55% to max 90%	min. 55% to max. 80%	min. 55% to max. 70%
<b>ImperVIOUS Surface Coverage</b>	max. 90%				
<b>Height</b>	min. 2 to max. 8 stories, or 90 ft.	min. 1 to max. 4 stories, or 45 ft.	min. 1 to max. 5 stories, or 55 ft.	min. 1 to max. 5 stories, or 55 ft.	min. 1 to max. 5 stories, or 55 ft.
<b>Off-Street Parking</b>	Surface parking not permitted. Underground and aboveground parking structures permitted. Access to structured parking is permitted from Main Street.	Surface parking permitted in rear yard. Minimum of 4 ft. wide landscaped buffer along street and neighboring property.	Surface parking permitted in rear yard. Minimum of 4 ft. wide landscaped buffer along street and neighboring property.	Surface parking permitted in rear yard. Minimum of 4 ft. wide landscaped buffer along street and neighboring property.	Surface parking permitted in rear yard. Minimum of 4 ft. wide landscaped buffer along street and neighboring property. New access driveways to off-street parking from Main Street are prohibited.