

ZONING COMPLIANCE CHART					
LIBERTY HARBOR NORTH REDEVELOPMENT PLAN (LHNRDP) - BLOCK 5.1 'M CLASS'					
BLOCK 15801; LOTS 23.01, 23.03 & 23.04					
ORD. SECTION	STANDARD	REQUIRED	EXISTING	PROPOSED	COMPLIES
LHNRDP §v.12	PERMITTED USES	RESIDENTIAL, LODGING, OFFICE, RETAIL & OTHER USES AS NOTED	VACANT	MIXED USE RESIDENTIAL/RETAIL	YES
LHNRDP §VI.7	ACCESSORY USES	PARKING AND LOADING WITHIN PRINCIPAL STRUCTURE	VACANT	N/A	N/A
CHECKLIST	LOT AREA	NO STANDARD	11,606 SF (0.27 AC)	11,772 SF (0.27 AC)	N/S
CHECKLIST	LOT DIMENSIONS (APPROXIMATE)	NO STANDARD	100' x 116'	100' x 116'	N/S
CHECKLIST	BONUS PROVISIONS	NO STANDARD	N/A	N/A	N/S
CHECKLIST	BUFFER AREA	NO STANDARD	N/A	N/A	N/S
PRINCIPAL BUILDING					
LHNRDP §v.8	MAX. BUILDING HEIGHT - 'M' CLASS (1)	SEE NOTE 1 BELOW (8 STY + ATTIC OR 12 STY + ATTIC WHEN LEED CERTIFIED)	N/A	12 STY + ATTIC (166.8') (LEED CERTIFIED)	YES
LHNRDP §v.10	MIN. BUILDING HEIGHT - 'M' CLASS (2)	75% MAX. PERMITTED 10 FT	N/A	12 STY + ATTIC (166.8')	YES
LHNRDP §v.10	MINIMUM RESIDENTIAL FLOOR-TO-FLOOR HEIGHT	10 FT	N/A	10.7 FT	YES
LHNRDP §v.10	MAXIMUM RESIDENTIAL FLOOR-TO-FLOOR HEIGHT	15 FT	N/A	14 FT	YES
LHNRDP §v.10	MAXIMUM GROUND FLOOR-TO-FLOOR HEIGHT	20 FT	N/A	27.5 FT	NO (D)
LHNRDP §v.10	GROUND FLOOR TO SIDEWALK	0 - 7 FT	N/A	5.8 FT	YES
LHNRDP §v.10	MAX. BALCONY DEPTH	2 FT	N/A	6 FT	NO (D)
LHNRDP §VII.1	DENSITY	282 UN/AC (ENTIRE DEV. BLOCK MAX.)	N/A	106 UN: 393 UN/AC (PORTION OF BLOCK)	YES
LHNRDP §VII.2	MAX. FLOOR AREA RATIO (NET)	12.51	N/A	12.11	YES
LHNRDP §v.10	MIN. FRONT YARD SETBACK - GRAND STREET	0 FT FOR 80% MIN.	N/A	0 SF	YES
LHNRDP §v.10	MIN FRONT YARD SETBACK - GROVE STREET	0 FT FOR 80% MIN.	N/A	0 SF	YES
LHNRDP §v.10	MIN. REAR YARD SETBACK	0'	N/A	0 SF	YES
LHNRDP §VII.2	MAX. GROSS FLOOR AREA (SF)	704,625 SF FOR DEV. BLOCK	N/A	142,588 SF	YES
LHNRDP §VII.2	MAX. RESIDENTIAL AREA (SF)	536,000 SF FOR DEV. BLOCK	N/A	127,381 SF	YES
LHNRDP §VII.2	MAX. RETAIL AREA (SF)	15,000 SF FOR DEV. BLOCK	N/A	3,241 SF	YES
§345-66.1	GREEN AREA RATIO	0.25 (AE ZONE)	N/A	0.25	YES
CHECKLIST	BUILDING COVERAGE	NO STANDARD	N/A	97%	N/S
CHECKLIST	LOT COVERAGE	NO STANDARD	N/A	100%	N/S
CHECKLIST	ACCESS: LOADING WIDTH DRIVEWAY	NO STANDARD	N/A	N/A	N/S
CHECKLIST	SEE ARCHITECTURAL PLAN FOR FAÇADE AND SIGNAGE REQUIREMENTS				
CHECKLIST	RESIDENTIAL UNIT MIX	N/A	N/A	ST: 4; 1BR: 72; 2BR 28; 3BR 2	
VEHICLE PARKING					
LHNRDP §v.3	RESIDENTIAL: MIN.	0.5 SPACE PER UNIT (0.5 SPACES PER 106 UNITS = 53 SPACES)	N/A	PARKING PROVIDED AT 10 REGENT ST, 30 REGENT ST OR 88 REGENT ST (53 SPACES) EACH WITHIN 1,000 LINEAR FEET (SEE LHN RDP V.4)	YES
LHNRDP §v.3	RESIDENTIAL: MAX.	1.0 SPACE PER UNIT (1 SPACE PER 106 UNITS = 106 SPACES)	N/A		YES
LHNRDP §v.3	RETAIL: MAX.	1.0 SPACE PER 1,000 SF (3,241 SF: = 3 SPACES)	N/A		YES
BICYCLE PARKING					
§345-7c	RESIDENTIAL:	MIN. 0.5 SPACES PER UNIT (0.5 SPACES PER 106 UNITS = 53 SPACES)	N/A	53 BICYCLE SPACES	YES
§345-7c	RETAIL:	NO REQ. < 6000 SF (3,241 SF)	N/A	N/A	N/A
SIGNAGE - SEE ARCHITECTURAL PLAN FOR DETAILS					
LHNRDP §v.4	RESIDENTIAL - MAX. NUMBER OF SIGNS (QTY.)	1 SIGN	N/A	1 SIGN MAX.	YES
LHNRDP §v.4	RESIDENTIAL - MAX. SIZE OF SIGN (SF)	20 SF	N/A	20 SF MAX.	YES
LHNRDP §v.4	RETAIL - MAX. NUMBER OF SIGNS (QTY.)	1 SIGN	N/A	1 SIGN MAX.	YES
LHNRDP §v.4	RETAIL - MAX. HEIGHT OF SIGN (IN.)	30 IN	N/A	30 IN MAX.	YES
LHNRDP §v.5	RETAIL - MAX. NUMBER OF BLADE SIGNS (QTY.)	1 PER FRONTAGE	N/A	1 PER FRONTAGE MAX	YES
LHNRDP §v.5	RETAIL - MAX. HEIGHT OF BLADE SIGN (IN.)	18 IN	N/A	18 IN. MAX	YES
STREET LIGHTING					
LHNRDP §v.10	RESIDENTIAL	1 PER EVERY 90 LF SIDEWALK (25' TALL)	N/S	57 LF	YES
LHNRDP §v.10	RETAIL	1 PER EVERY 30 LF SIDEWALK (15' TALL)	N/S	30 LF	YES
N/A - NOT APPLICABLE					
N/S - NO STANDARD (NOT APPLICABLE)					
N - EXISTING NON-CONFORMITY					
1. PER LHN RDP REGULATING PLAN, M-CLASS BUILDINGS ARE PERMITTED 8 STORIES PLUS AN ATTIC. HOWEVER, UP TO 12 STORIES PLUS AN ATTIC IS PERMITTED ON PROJECTS DESIGNATED TO BE LEED CERTIFIED BY THE US GREEN BUILDING COUNCIL ON THIS DEVELOPMENT BLOCK (BLOCK 5.1).					
2. PER CITY ORDINANCE DEFINITION, BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE TO THE HIGHEST POINT OF THE BUILDING FROM THE FINISHED GRADE, WHICH IS THE AVERAGE OF THE ELVATIONS OF THE ESTABLISHED CURBS AT THE CENTER WALL OF ALL WALLS ADJOINING THE					
(D) - DEVIATION REQUESTED					
(D-1) MAXIMUM PERMITTED GROUND FLOOR-TO-FLOOR HEIGHT IS 20 FEET, WHERE 27.5 FEET IS PROPOSED.					
(D-2) MAXIMUM PERMITTED BALCONY DEPTH IS 2 FEET, WHERE 6 FEET IS PROPOSED.					