ZONING ANALYSIS-RICHARDS STREET REZONING

SITE DATA

Block: 512, Lots: 13, 20, 22, P/O 25

Street Address: 29, 31 and 41 Richards Street
17 Sebring Street

Existing Zoning: M1-1 (Proposed M1-5)

Community District: CB 6

Zoning Section Map No. 16a

Zoning Lot Area: 25,000 Existing Square Feet
25,300 Proposed Square Feet

List of Required Actions

1. Rezoning from Existing M1-1 to M1-5

ZR Section	Title	Permitted/Required	Proposed	Total	Compliance/Notes
42-10	USES	USE GROUPS 4-14, 16 & 17			Yes
42-12, 42-122	FAR	RESIDENTIAL-None Permitted			
		COMMERCIAL = 5.0	5.0	5.0	Yes (with Rezoning)
		COMMUNITY FACILITY = 6.5	6.5	6.5	
		MANUFACTURING = 5.0	5.0	5.0	
		MAXIMUM PERMITTED FAR = 6.5	6.5	6.5	Yes (with Rezoning)

42-12	FAR	PUBLIC SERVICE ESTABLISHMENT = 1.0	1.0	1.0	Pre-Existing Non-Conforming
	FLOOR AREA	RESIDENTIAL -None Permitted			
		COMMERCIAL 118,437 X 5.0 = 592,185 SF	New Retail: 2,730 GSF New Comm/Office: 15,947 ZSF	2,730 GSF 15,947 ZSF	Yes
		COMMUNITY FACILITY 118,437 X 6.5 = 769,840.50 SF	None	None	
		PUBLIC SERVICE ESTABLISHMENT 118,437 X 1.0 = 118,437 SF	6,000 SF (Existing)	6,000 SF (Existing)	Yes
		MANUFACTURING 118,437 X 5.0 = 592,185 SF	66,319 SF	66,319 SF	66,319 SF Proposed New Manufacturing Development
		MAXIMUM PERMITTED FLOOR AREA 118,437 X 6.5 = 769,840.50 SF	90,996 SF	90,996	Yes (with Rezoning-All Uses)
	LOT COVERAGE	Not Applicable			
	YARDS				
43-25	FRONT	None Required	None Required	None Required	Yes
43-25	SIDE	None or 8 Feet	None or 8 Feet	None or 8 Feet	Yes
43-26	REAR	20’	20’	20’	Yes
	HEIGHT AND SETBACK				
43-43, 43-44 SKY EXPOSURE PLANE	HEIGHT	85’ 2.7 to 1-Narrow Street 85’ 5.6 to 1-Wide Street or 85’ 3.7 to 1-Narrow Street 85’ 7.6 to 1-Wide Street	85’ 2.7 to 1-Narrow Street 85’ 5.6 to 1-Wide Street or 85’ 3.7 to 1-Narrow Street 85’ 7.6 to 1-Wide Street	85’ 2.7 to 1-Narrow Street 85’ 5.6 to 1-Wide Street or 85’ 3.7 to 1-Narrow Street 85’ 7.6 to 1-Wide Street	Yes
43-43, 43-44	SETBACK-NARROW STREET	15’	15’	15’	Yes
43-43, 43-44	SETBACK- WIDE STREET	20’	20’	20’	Yes
	PARKING				

44-20	COMMUNITY FACILITY USE	Depends on Use	Depends on Use	Depends on Use	Yes
44-20	COMMERCIAL USE	Depends on Use	Depends on Use	Depends on Use	Yes
44-20	MANUFACTURING USE	Depends on Use	Depends on Use	Depends on Use	Yes
NOT APPLICABLE	RESIDENTIAL USE	N/A	N/A	N/A	Yes
	REQUIRED OFF-STREET LOADING				
44-52	COMMUNITY FACILITY	Depends on Use	Depends on Use	Depends on Use	Yes
44-52	COMMERCIAL	Depends on Use	Depends on Use	Depends on Use	Yes
44-52	MANUFACTURING	Depends on Use	Depends on Use	Depends on Use	Yes

BASE PLANE CALCULATIONS

37 Richards Street-75’-4”

41 Richards Street-75’-4”