

| SUMMARY DATA SHEET | | |
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| *Based on requirements in effect as of June 30, 2022. | | |
| NAME: 31 – 57 S. B Street, Zoning Reclassification | PA: 2022-002 | ADDRESS: 31 – 57 South B Street |
| LAND AREA: 16,413 sf (0.37 ac) | ZONING: Current Zoning: C1-2/R5 Proposed Zoning: CBD | APN: 034-154-030 |
| | Requirements for C1-2/R5 Zoning District | Requirements for CBD Zoning District |
| FLOOR AREA: | MAXIMUM ALLOWED: | MAXIMUM ALLOWED: |
| Non-residential only project: | 32,826 sq ft | 49,239 sf |
| Project with Residential: | 49,230 sq ft | 49,239 sf |
| FLOOR AREA RATIO (FAR): | Project with only Non-Residential Uses: Max. 2.0 FAR Project with Residential Use: Max. 3.0 FAR | Project with/without Residential Use: Max. 3.0 FAR |
| BLDG. HEIGHT: | 55 feet | Same (see left column). |
| STORIES: | Subject to building height limit of 55 ft | Same (see left column). |
| SETBACKS: | MINIMUM REQUIRED: | MINIMUM REQUIRED: |
| Front: | 0 | 0 (also, refer to Building Line and Setback section below.) |
| Left Side: | 0 | 0 (also, refer to Building Line and Setback section below.) |
| Right Side: | 0 | 0 (also, refer to Building Line and Setback section below.) |
| Rear: | 0 | 0 (also, refer to Building Line and Setback section below.) |
| BUILDING LINE AND SETBACK: | Option not available. | South B Street and First Avenue sides: Up to 25% of building line may be set back from property line to provide for ground floor open space. Alley side: Option not available. |
| STREET WALL: | 45 degree from midpoint of public right-of-way | Same (see left column). |
| NOTES: The above are the key development requirements for each district; but fully inclusive of all potential requirements which may vary depending upon the specifics of the proposed project. | | |