

<b>SUMMARY DATA SHEET</b> *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
	<b>Requirements for C1-2/R5 Zoning District</b>	<b>Requirements for CBD Zoning District</b>
FLOOR AREA:	<b>MAXIMUM ALLOWED:</b>	<b>MAXIMUM ALLOWED:</b>
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:	<b>MINIMUM REQUIRED:</b>	<b>MINIMUM REQUIRED:</b>
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).
<b>NOTES:</b> 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.		