

SITE COMPARISON CHART				
REQUIRED (CURRENT ZONING)		EXISTING	PROPOSED (SUPPLEMENT REGULATIONS)	PROPOSED (SITE SPECIFIC)
BASE ZONING				
ZONING CLASSIFICATION	D2 - DOWNTOWN INTERFACE	D2 - DOWNTOWN INTERFACE	PUD	PUD
LOT AREA	NONE	0.84 ACRES (36,793 SQ.FT.)	MEET D2 ZONING REGULATIONS	<u>TOTAL: 0.84 ACRES (36,793 SQ.FT.)</u> 315 W HURON (PARCEL #09-09-29-213-017): 0.72 ACRES 301 W HURON (PARCEL #09-09-29-213-016): 0.12 ACRES
OPEN SPACE	MIN. OF 10% OF THE LOT AREA	685 SQ.FT. (1.9%)	MEET D2 ZONING REGULATIONS	<b>3,705 SQ.FT. (10%)</b>
BUILDING				
AFFORDABLE UNITS	NONE	0%	<b>15% OF UNITS MIN.</b>	<b>15%</b> (43 UNITS)
BUILDING COVERAGE	80% MAX.	82.9%	MEET D2 ZONING REGULATIONS	<b>78%</b>
TOTAL AREA OF ALL FLOORS	NA	~60,990 SQ.FT.	NA	<b>202,610 SQ.FT.</b>
FLOOR AREA	NA	~30,495 SQ.FT.	NA	<b>2,460 SQ.FT. GROUND FLOOR</b> (ENCLOSED AREA)
FLOOR AREA RATIO	NONE	~166%	MEET D2 ZONING REGULATIONS	<b>550%</b>
CHARACTER OVERLAY DISTRICT				
DISTRICT	FIRST STREET	FIRST STREET	FIRST STREET	FIRST STREET
SETBACKS (FRONT, SIDE & REAR)	FRONT YARD (PRIMARY STREET): 1 FT. MAX. FRONT YARD (SECONDARY STREET): 10 FT. MAX. STREETWALL OFFSET: 5 FT. AVERAGE SIDE YARD: ZERO (0) FT. REAR YARD: ZERO (0) FT.	FRONT YARD - PRIMARY ST (HURON): 0 FT FRONT YARD - SECONDARY ST (FIRST): 0 FT FRONT YARD - SECONDARY ST (WASHINGTON): 108 FT REAR YARD (WEST): 0 FT	MEET D2 ZONING REGULATIONS	FRONT YARD - PRIMARY ST (HURON): <b>0 FT</b> FRONT YARD - SECONDARY ST (FIRST): <b>0 FT</b> FRONT YARD - SECONDARY ST (WASHINGTON): <b>2.3 FT</b> REAR YARD (WEST): <b>0.3 FT.</b>
BUILDING HEIGHT	60 FT. MAX. 24 FT. (2 STORIES) MIN.	2 STORIES (~30 FT.)	<b>128 FT. MAX.</b>	10 STORIES + GROUND FLOOR TOTAL HEIGHT: <b>128 FT.</b>
STREETWALL HEIGHT	STORIES: 3 MAX. / 2 MIN.	2 STORIES	MEET D2 ZONING REGULATIONS	<b>3 STORIES</b>
BUILDING HEIGHT BONUS	HEIGHT LIMITS MAY BE INCREASED BY UP TO 30%	NA	<b>NONE</b>	<b>NA</b>
MAX.BUILDING MODULE LENGTH	66 FT. MAX	NA	MEET D2 ZONING REGULATIONS	<b>66 FT.</b>
PARKING				
OFF-STREET PARKING	NONE	18 SPACES	MEET D2 ZONING REGULATIONS	REGULAR PARKING SPACES = 71 SPACES COMPACT PARKING SPACES = 35 SPACES TOTAL PARKING SPACES = <b>106 SPACES</b>
BICYCLE PARKING	ONE (1) BICYCLE SPACE PER 2,500 SQ. FT. (202,610 / 2,500 = 81 SPACES REQ.)	2 CLASS-C SPACES	MEET D2 ZONING REGULATIONS	<b>84 CLASS-A SPACES</b>
EV PARKING	90% OF PARKING SPACES SHALL BE EV-C 10% OF PARKING SPACES SHALL BE EV-I	NONE	MEET D2 ZONING REGULATIONS	90% EV-C = <b>95 SPACES</b> 10% EV-I = <b>11 SPACES</b>