ZONING: C4-1VL
HEIGHT
45'-0" + 11'-0" (DENSITY BONUS) = 56'-0"  
FAR
1:5:1 = DENSITY BONUS = 3:1
BASE DENSITY  
EXISTING 4-STORY RELIGIOUS FACILITY
EXISTING 1-STORY COMMERCIAL BUILDING
UNIT COUNT  
EXISTING 4-STORY (ALLOWED) 48 UNITS PROPOSED
PARKING CALCULATION  
(A) LOW INCOME SENIOR HOUSING UNITS  
AFFORDABLE HOUSING INCENTIVES - DENSITY BONUS  
PARKING OPTION 2  
0.5 PARKING SPACES / LOW INCOME SENIOR CITIZENS UNIT
3.60 TO 4.00 UP The REQUIRED PARKING MAY BE PROVIDED BY COMPACT STALLS
48 X 0.5 = 24 SPACES
(B) EXISTING SPACES
UP TO 40% OF THE REQUIRED PARKING MAY BE PROVIDED BY COMPACT STALLS
BICYCLE PARKING  
LONG TERM: 1 PER UNIT = 48 X 1 = 48 TOTAL
SHORT TERM: 1 PER 10 UNITS = 1 X 50 = 5 TOTAL
AUTOMOBILE PARKING REDUCTION  
RESIDENTIAL PROJECTS LOCATED WITHIN 1,500 FT. OF A PORTAL OF A FIXED RAIL TRANSIT OR BUS STOP AS DEFINED BY SECTION 12.24 MAY REPLACE UP TO 15% OF THE REQUIRED AUTOMOBILE PARKING SPACES WITH BIKE PARKING
48 REQUIRED AUTO SPACES X 15% REDUCTION = (7.2) AUTO SPACES REPLACED
4 AUTO X (1 BIKE PARKING PER 4 AUTO) = 4 X 4 = 16 ADDITIONAL BIKE PARKING PROVIDED