Schedule F

RM-1 ZONING DATA CHART
68 Seaview Avenue, Stamford, Connecticut

	R-5 (Existing) Standard/Required	RM-1 (Proposed) Standard/Required	Existing	Proposed	Notes
Min. Lot Area	30,000 SF[1]	5,000 SF	59,986± SF (1.38 acres)	59,986± SF (1.38 acres)	Unchanged
Min. Lot Frontage	150'	50'	37'	37'	Unchanged - Existing Legal Nonconformity
Residential Density	2,500 SF / dwelling (23 units)	*As of right:* 3,750 SF/ unit (16 units) *With Special Permit approval per § 10.I:* 2,000 SF of converted Gross Floor Area (149,667± SF) (74 units)	0 Units	52 Units	*Special Permit* approval per § 10.I requested
BMR	10% of all units at 50% AMI (5.2 units)	10% of all units at 50% AMI (5.2 units)	0 units	Fee-in-lieu payment of $2,426,028	*Special Permit* approval per § 7.4.D.3 requested
Max. Building Height	3 stories / 40'	2.5 stories / 30'	7 stories / 91'	7 stories / 91'	Unchanged - Existing Legal Nonconformity
Max. Building Coverage	30%	25%	69.4%	68.1%[2]	Reducing Existing Legal Nonconformities
Min. Front Yard	20'	*Street Line:* 25' *Street Center:* 50'	*Street Line:* 59.7' *Street Center:* 99.6'	*Street Line:* 59.7' *Street Center:* 99.6'	Complies
Min. Side Yard	6' plus 6" for each foot of length of an individual building over 45', not to exceed 15'	*One Side:* 10' *Both Side:* 20'	6.1'	6.1'	Unchanged - Existing Legal Nonconformity
Min. Rear Yard	30'	30'	7.8'	7.8'	Unchanged - Existing Legal Nonconformity
Min. Parking Setbacks	*Street Line:* 10' *Interior Lot Line:* N/A	*Street Line:* 10' *Interior Lot Line:* N/A	> 10'	> 10'	Complies

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[1] Unless noted otherwise, the following Area, Height, and Bulk standards are for properties in the R-5 Zone that are larger than 30,000 SF, as per Zoning Regs. Appx. B, Table III, and/or for multi-family dwellings as applicable (Aug. 31, 2021). A multi-family dwelling requires a minimum lot area of 9,000 SF.

[2] Figure includes both Existing Buildings on the Property.

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Open Space	N/A	Zoning Board Discretion (§ 10.I)	19,319± SF (Covered: 3,548± SF)	*Excl. Boardwalk:* 25,327± SF *Incl. Boardwalk*: 28,102± SF (Covered Remains Unchanged)	Complies
Vehicle Parking	*Residential:* *1 BR:* 1.5/unit *2 BR:* 1.75/unit *3 BR:* 2.0/unit *Office:* 1 / 500 gross *Marina:* N/A[3]	*Residential:* *1 BR:* 1.5/unit x 13 units = 20 spaces *2 BR:* 1.75/unit x 35 units = 62 spaces *3 BR:* 2.0/unit x 4 units = 8 spaces *Total Resi*: 90 spaces *Office*: (6,800± SF / 1,500) x 1.75 = 8 spaces *Marina*: N/A[3] TOTAL REQ'D: 98 spaces	330 parking spaces	173 parking spaces	Complies
EV Charging	*For 50-99 Parking Spaces:* 5 EV charging stations	*For 50-99 Parking Spaces:* 5 EV charging stations	0 charging stations	6 charging stations	Complies
Bicycle Parking	*Residential*: **Class A**: 1 / 5 units (11 spaces) **Class B**: 1 / 10 units (6 spaces) *Office:* **Class A**:1 /5,000 SF (2 spaces) **Class B**: 1 /2,000 SF (4 spaces) *Marina*: Not Required	*Residential*: **Class A**: 1 / 5 units (11 spaces) **Class B**: 1 / 10 units (6 spaces) *Office:* **Class A**:1 /5,000 SF (2 spaces) **Class B**: 1 /2,000 SF (4 spaces) *Marina*: Not Required	0 bicycle spaces	Class A & B together: 23 spaces	Complies

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[3]As detailed in the Project Narrative (Schedule B), the Property has historically only been parked for the office use. Therefore, there is no requirement to provide parking for the marina slips. With 98 required spaces and 179 spaces being provided, there will be ample parking available for the marina slips.

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	TOTAL REQ'D: Class A: 13 Spaces Class B: 10 Spaces	TOTAL REQ'D: Class A: 13 Spaces Class B: 10 Spaces			
Light and Air	All rooms (w/exceptions) have one window at least 12 SF, with at least 20' unobstructed space	All rooms (w/exceptions) have one window at least 12 SF, with at least 20' unobstructed space	N/A	All rooms (w/permitted exceptions) have one window at least 12SF, with at least 20' unobstructed space	Complies