

Zoning Data Chart

Project Name:

100 Clinton Avenue

Application number:

222-32

Address – 0, 100, 102

Clinton Avenue, 29, 31,

37, 41 Division Street and

Parcel N-1 (Block A)

75, 79, 99, 101, 107, 113

Clinton Avenue, 0, 1, 4, 6,

10, 17, 19, 25 Division

Street (Block B)

Zoning District(s): MRD and P (development located entirely in the MRD).

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
	Lot Size	30,000 sf	Block A = 57,123 sf (1.31 acres) Block B = 133,212 sf (3.06 acres) Total = 190,244sf (4.37 acres)	Block A = 57,123 sf (1.31 acres) Block B = 133,212 sf (3.06 acres) Total = 190,244sf (4.37 acres)	An additional 9,708 sf of the Property is located in the Park Zone.
	Gross Floor Area		N/A	716,371 sf	Includes 169,368 sf gross Parking Garage Area.
	Zoning Floor Area				
	Residential	N/A	0	Block A = 188,932 sf Block B = 358,071 sf Total = 547,003 sf	Residential Floor Area per Approval No. 216-26: Block A = 199,549 Block B = 368,102 sf Total = 567,651 sf
	Commercial	N/A	0	0	
	Community Facility	N/A	0	0	
	Parking Levels	N/A	0	169,368 sf	
	Total		0	716,371 sf	
	F.A.R.	3.5			3.5 FAR pursuant to Sec. 9.P.7.b(2)
	Residential	N/A	0	Block A = 3.30 (188,932 sf) Block B = 2.68 (358,071 sf) Total = 2.87 (5447,003 sf)	Noncontiguous parcels considered merged for purposes of determining F.A.R pursuant to Sec. 9.P.6. FAR per Approval No. 216-26: Block A = 3.49 Block B = 2.76 Total = 2.98

	Commercial	No more than .3	0	0	
	Community Facility	N/A	0	0	
	Industrial	N/A	0	0	
	Total	3.5	0	2.88	Parking garage levels excluded from F.A.R pursuant to Sec. 9.P.7.b(2) as they are fully integrated within the principal structure and suitably screened from pedestrian views.
	Number of units	471 maximum permitted	0	Block A: 33 Studios 88 1BR 55 2BR Block A Subtotal = 176 apartments Block B: 18 studios 128 1BR 148 2BR 1 3 BR Block B Subtotal = 295 apartments Total = 471 apartments	Noncontiguous parcels considered merged for purposes of determining residential density pursuant to Sec. 9.P.6. Maximum of 108 units per acre pursuant to Sec. 9.P.6. 456 apartments approved per Approval No. 216-26.
	Below Market Rate Units (# and %)	10% of residential density approved per App 216-26 (456 units) and 12% of the additional density proposed (15 additional units). Total required = 49 units	0	Block A = 19 units Block B = 30 units 49 units	Note: BMR units include 47 units at 50% AMI, 1 unit at 65% AMI and 1 unit at 25% AMI. 45.6 BMR Units required per Approval No. 216-26.
	Number of seats/ beds / employees if applicable	N/A	0	N/A	
	Density(Units/Acre)	108 units per acre.	0	108 units per acre.	See Sec. 9.P.6.
	Street Frontage	N/A	Block A -332.65' Clinton Ave -193.8' Division St -234.83' Richmond Hill Ave. Block B -516' Clinton Ave	Block A -332.65' Clinton Ave -193.8' Division St -234.83' Richmond Hill Ave. Block B -516' Clinton Ave	
	Building Coverage (Area and %)	85%	0	Block A = 49,995 sf Block B = 85,720 sf	See Sec. 9.P.7.b(4). Noncontiguous parcels considered merged for purposes

				Total = 135,715 sf (71.3%)	of determining Building Coverage pursuant to Sec. 9.P.6. 68.7% approved per Approval No. 216-22.
	Lot coverage (Area and %)	N/A	0	Block A = 57,943 sf Block B = 92,886 sf Total = 150,829 sf	
	Building Height (Feet)	125'	N/A	Block A = 84' Block B = 84.1'	See Sec. 9.P.7.b(3) Building Height per Approval No. 216-22: Block A = 83' Block B = 81'
	Number of floors	8 stories	N/A	7 stories	See Sec. 9.P.4.h.
	Active ground floor (sq.ft. and %) if applicable	N/A	N/A	Block A = 5,848 sf Block B = 11,466 sf	
	Yards				
	Front yard (Streetline)	0	N/A	Block A -3.5' Clinton Ave -3.5' Division Street -20.5' Richmond Hill Ave Block B -3.5' Clinton Ave	See Sec. 9.P.7.b(6). Setbacks per Approval No. 216-22: Block A -7.7' Clinton Ave -4.6' Division Street -22.9' Richmond Hill Ave Block B -4.3' Clinton Ave
	Front yard (St centerline)	N/A	N/A	N/A	
	Rear yard	20'	N/A	Block A = N/A (Corner Lot) Block B = 61'	See Sec. 9.P.4.f. Setback per Approval No. 216-22: Block A = N/A (Corner Lot) Block B = 63'
	Side yard	0	N/A	Block A = 4' Block B = .5'	See Sec. 9.P.7.b(6).
	Parking				
	Residential parking	Block A = 164 Block B = 289 Total = 453	N/A	Block A = 164 Block B = 289 Total = 453	See "Parking Tabulations" in enclosed TMP.
	Commercial parking	0	N/A		
	Community Facility parking	0	N/A		
	Industrial parking	0	N/A		

	Public open space parking	0	N/A		
	Bike parking	Block A = 42 Block B = 66 Total = 108	N/A	Block A = 42 Block B = 66 Total = 108	See "Parking Tabulations" in enclosed TMP.
	# of levels of parking garage (if applicable)	N/A	0	2	
	Square footage of parking area	N/A	0	169,709 sf	
	Parking setback	N/A	0	N/A	Parking levels integrated into proposed buildings.
	Open space (Area and %)				
	Active (If separate)	N/A	N/A	Block A = 17,063 sf Block B = 26,847 sf Subtotal = 43,910 sf Open Space Easement = 35,688 sf Publicly Accessible Walkways, Planters, Lawn, Etc. = 24,237 sf Total = 103,835 sf (54%)	No Open Space required pursuant to Sec. 9.P.7.b(5). Note: Total Open Approx. 84,166+/- sf of open space per Approval No. 216-22
	Passive (If separate)	N/A	N/A	N/A	

updated 4/30/2020