

900 Long Ridge Road
Mixed-Use Residential Community
Zoning Data Chart - C-D Zone

	Required/Allowed	Proposed	Notes
Lot Area	15 acres	36.3 acres (1,582,365 sf)	Complies. Excludes 11,255 sf in the RA-1 Zone
Building Coverage	10%	9.1% (144,250 sf)	Complies.
Lot Coverage	35%	28% (439,550 sf)	Complies.
Floor Area Ratio	0.35	0.34 (541,415 sf)	Complies.
Density	508 DU (14 DU/Acre)	508	Complies.
BMR	10% (50.8 DU)	51	Complies. All BMRs to be onsite.
Building Stories	4	4	Complies.
Building Height	60'	54'	Complies.
Street Line Setback	50'	600'+	Complies.
Single-Fam Setback	100'	100'	Complies.
All other Setbacks	50'	76'/150'+	Complies.
Usable Open Space	38,100 (75 sf/du)	39,035	Complies. Does not include private balconies or acres of walking trails.
PAAS	5%	7.8%	Complies.

Parking

Use Type	Amount	Rate	Required	Provided	Notes
Studio (market)	50	1.00	50	819	Complies. Non-residential parking demand to be accommodated by use of shared parking pursuant to §12.I. See accompanying shared parking analysis from Kimley-Horn. Additional 5 public parking spaces not included.
1BR (market)	211	1.50	317		
2BR (market)	175	1.75	306		
3BR (market)	21	2.00	42		
Studio (BMR)	6	0.75	5		
1BR (BMR)	24	1.25	30		
2BR (BMR)	19	1.50	29		
3BR (BMR)	2	1.50	3		
TOTAL	508	-	781		

Bicycle Parking

	Required	Provided	Notes
Class A (residential)	57.2	63	Complies. Class A and B spaces to be shared among residential and non-residential uses.
Class A (non-res)	4		
Class B (residential)	51.2	63	
Class B (non-res)	10		
Total	122.4	126	

	Required	Provided	Notes
EV Spaces	32.2	80	Complies. Non-residential uses to share EV spaces as part of shared parking approval per §12.L.1 and §12.I