

8/21/74

Reclassification of Area Shown on Map No. 4-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 4-I in the area bounded by

a line 370 feet south of W. Roosevelt Road; a line 779.51 feet east of the west line of S. Albany Avenue; a line 870 feet south of W. Roosevelt Road; a line 894 feet east of the west line of S. Albany Avenue; a line 1161 feet south of W. Roosevelt Road; a line 669 feet east of the west line of S. Albany Avenue; a line 1013 feet south of W. Roosevelt Road; and the east line of S. Sacramento Drive,

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8778 to 8782 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 5-L.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 5-L in the area bounded by

the alley next north of and parallel to W. Armitage Avenue; N. LaCrosse Avenue; W. Armitage Avenue; and a line 83.5 feet west of and parallel to N. LaCrosse Avenue,

to those of a C2-2 General Commercial District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 7-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R8 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

W. Surf Street; N. Commonwealth Avenue; W. Diversey Parkway; N. Sheridan Road,

to those of a Residential Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 8783 to 8788 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 8-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 8-E in the area bounded by

a line 125 feet south of E. 35th Street; S. Wabash Avenue; a line 189.3 feet south of E. 35th Street; and the alley next west of and parallel to S. Wabash Avenue,

to those of a B4-3 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 16-M.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 16-M in the area bounded by

a line 132.22' north of and parallel to W. 65th Street; a line 254' east of and parallel to the alley next east of and parallel to S. Narragansett Avenue; W. 65th Street; the alley next east of and parallel to S. Narragansett Avenue,

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 17-I.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Map No. 17-I in the area bounded by

the north line of W. Morse Avenue, or the line thereof if extended where no street exists; N. Sacramento Avenue; a line 354.67 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists; a line 118 feet west of N. Sacramento Avenue; a line 529.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists; a line 302.13 feet west of N. Sacramento Avenue; a line 513.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists; a line 317.13 feet west of N. Sacramento Avenue; a line from a point 317.13 feet west of N. Sacramento Avenue and 496.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists to be connected by a 14.14 foot arc, with a chord of 12.73 feet, to a point 496.27 feet south of the north line of

(continued on page 8789)

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(continued from page 8777)

W. Morse Avenue, or the line thereof if extended where no street exists and 326.13 feet west of N. Sacramento Avenue; a line 496.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists; a line 335.13 feet west of N. Sacramento Avenue; a line from a point 456.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists, and 335.13 feet west of N. Sacramento Avenue to be connected by a 70.68 foot arc, with a chord of 63.64 feet, to a point 411.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists and 380.13 feet west of N. Sacramento Avenue; a line 411.27 feet south of the north line of W. Morse Avenue, or the line thereof if extended where no street exists, the west line of N. Whipple Street; W. Pratt Avenue, and the east line of N. Albany Avenue, or the line thereof if extended where no street exists as shown on the attached Plan of Development,

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 8790 to 8794 of this Journal]

SECTION 2. The area described in Section 1 of this ordinance is hereby removed from Planned Development No. 11 as approved by the City Council on December 6, 1961, page 5888 of the Journal of Proceedings of the City Council, and the Plan of Development established for Planned Development No. 11, is hereby amended to reduce the net site area by 259,078 square feet to a net site area of 1,490,344 square feet, and adjust the maximum permitted Floor Area Ratio to 0.93.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 19-H.

Be it Ordained by the City Council of the City of Chicago:

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SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 19-H in the area bounded by the alley next north of N. Rogers Avenue; a line 184-0 feet Southwest of N. Damen Avenue; N. Rogers Avenue and a line 241-0 feet Southwest of N. Damen Avenue, to those of a B4-3 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Issuance of Permit Authorized for Erection of Illuminated Sign.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 10,

1974, page 8559, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Fitzpatrick said proposed order was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Washington, Cross, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Wigoda, Stone—41.

Nays—None.

The following is said order as passed:

Ordered, That the Commissioner of Buildings is hereby directed to issue a permit to the National Tea Company, for the erection of an illuminated sign 10'0" x 13'0" (130 square feet) in dimension, to project over the sidewalk at No. 4445 N. Sheridan Road.

Said permit shall be issued, and the work therein authorized shall be done, in accordance with the ordinances of the City of Chicago governing the construction and maintenance of illuminated signs of this character.

Issuance of Permit Authorized for Erection of Illuminated Sign.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of July 10, 1974, page 8559, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Fitzpatrick said proposed order was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Washington, Cross, Filippini, Keane, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Wigoda, Stone—41.

Nays—None.

The following is said order as passed:

Ordered, That the Commissioner of Buildings is hereby directed to issue a permit to James D. Ahern Sign Company, No. 3257 S. Harding Avenue, Chicago for the erection of an illuminated sign, 137 square feet in dimension, to project over the sidewalk at No. 7720 S. Stony Island Avenue (Bob Neil Pontiac).

Said permit shall be issued, and the work therein authorized shall be done, in accordance with the ordinances of the City of Chicago governing the construction and maintenance of illuminated signs of this character.

INSTITUTIONAL PLANNED DEVELOPMENT

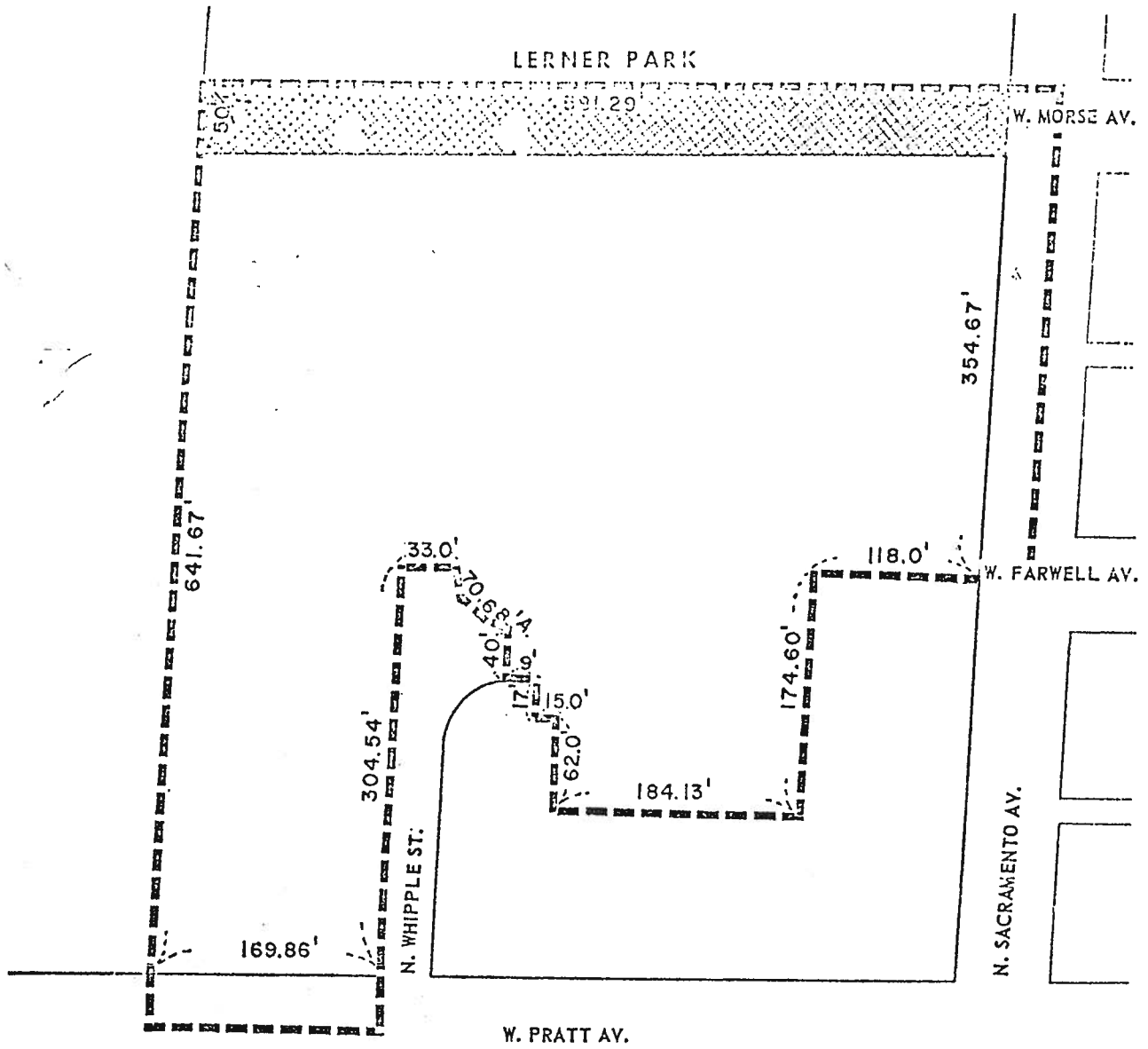
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned and controlled by the Arie Crown Hebrew Day School, except for public rights-of-way.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Arie Crown Hebrew Day School or its successors, assignees or grantees, and approval by the City Council.
4. The Applicant or its successors, assignees or grantees shall obtain all other official reviews, approvals and permits.
5. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of Academic and related uses, private recreation areas, off-street parking and public open space.
7. The development of the area delineated herein as "Institutional Planned Development" shall be restricted to a maximum total net site coverage of 30% at grade level.
8. Identification signs may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development," as promulgated by the Commissioner of Development and Planning.

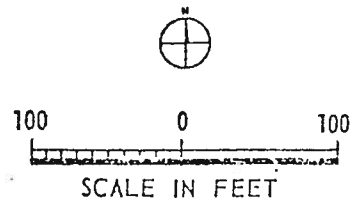
APPLICANT: Arie Crown Hebrew Day School
 DATE: March 22, 1974

INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

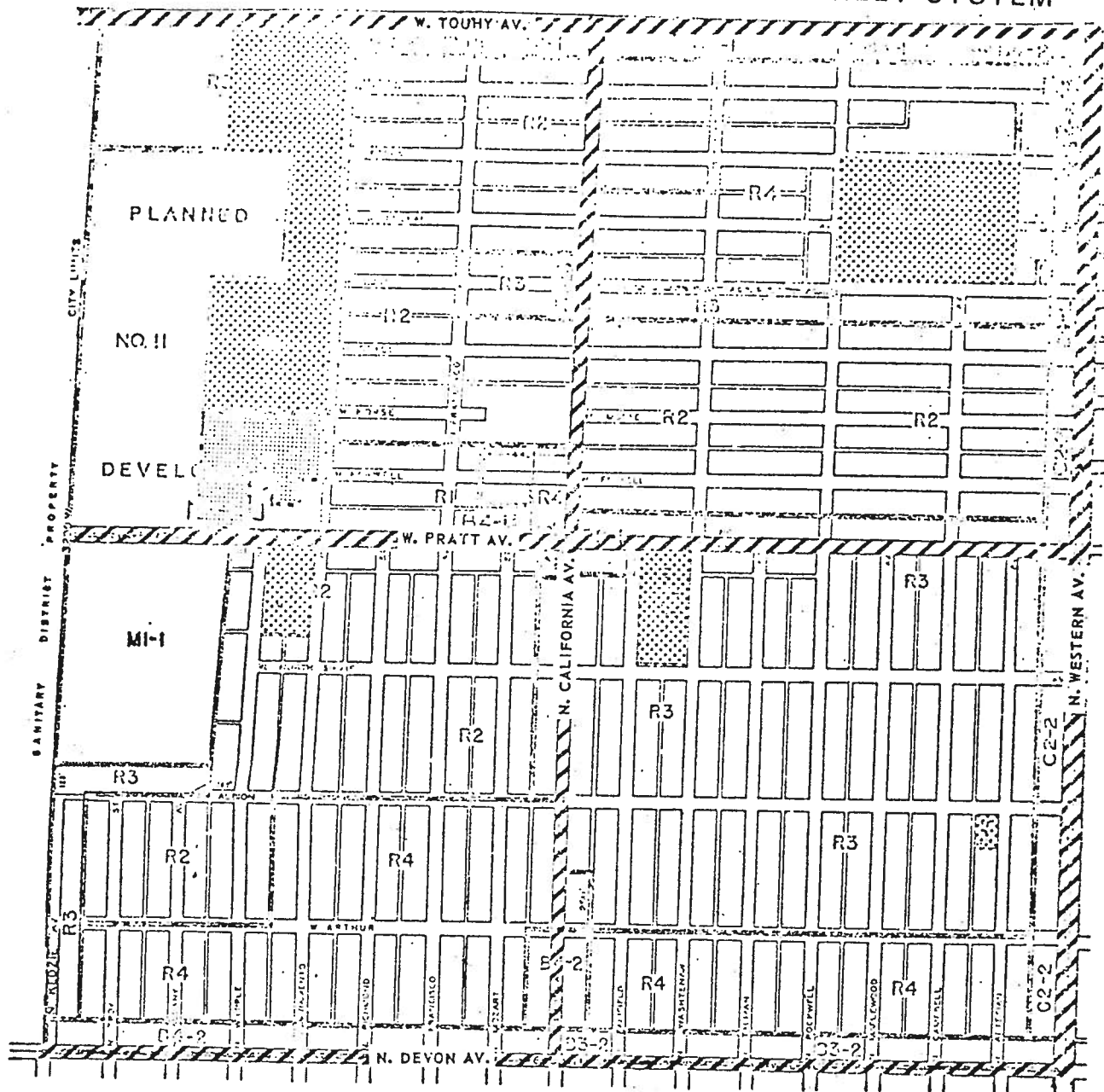






- PLANNED DEVELOPMENT BOUNDARY
- STREET HERETOFORE VACATED BY ORDINANCE TO BE CONVEYED TO THE CHICAGO PARK DISTRICT.

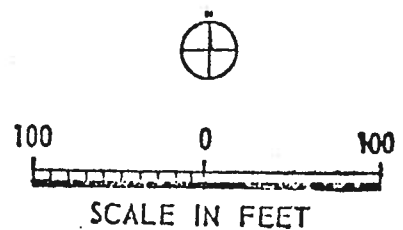
APPLICANT: ARIEL CROWN HEBREW DAY SCHOOL
 DATE: MARCH 22, 1974



INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



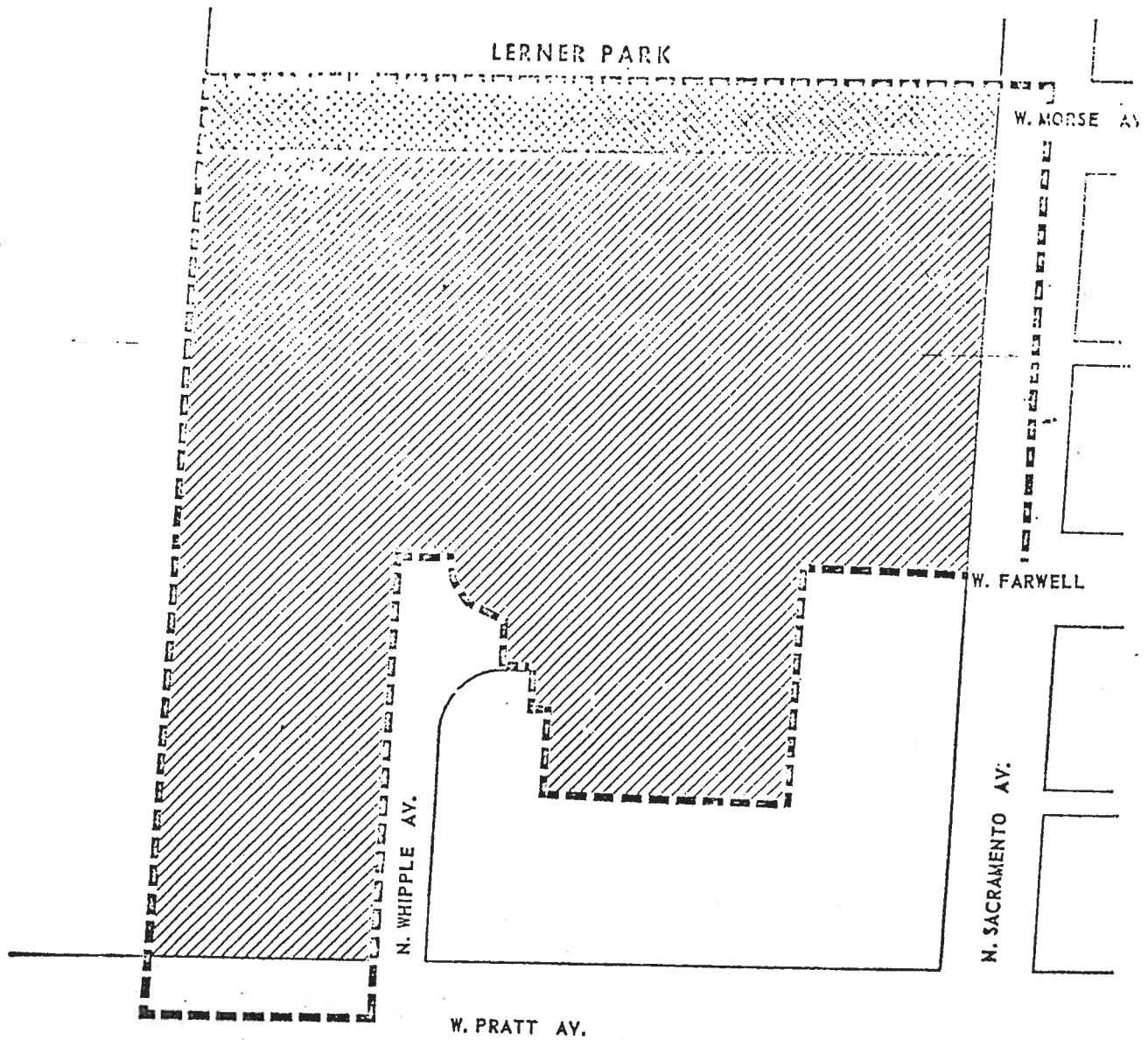
-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PUBLIC AND QUASI-PUBLIC FACILITIES


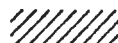



APPLICANT: ARIE CROWN HEBREW DAY SCHOOL

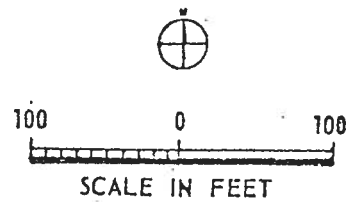
DATE: MARCH 22, 1974

INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



-  PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC & RELATED USES, OFF STREET PARKING,
PRIVATE RECREATION AREAS
-  PUBLIC OPEN SPACE

APPLICANT: ARIE CROWN HEBREW DAY SCHOOL
DATE: MARCH 22, 1974



INSTITUTIONAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Covered
Square Feet	Acres			
259,078.5	5.95	Academic and related uses, private recrea- tion areas, and off- street parking.	0.4	30%
29,064.5	0.66	Public open space.		

Gross Area = Net Site Area 5.95 acres + Area of Public Streets 0.32 acres + Area of Public Open Space 0.66 acres = 6.93 Acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 0.4

Minimum number of off-street parking spaces 50.

Off-street parking and loading requirements for proposed academic and related uses shall be provided as authorized by this Plan of Development in accord with the R3 General Residence District classification of the Chicago Zoning Ordinance.

Minimum Periphery Building Setbacks: 5 feet adjacent to Public Open Space, 30 feet all other sides.

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary because of technical reasons, subject to the approval of the Department of Development and Planning.

Maximum percentage of land covered for the Net Site Area: 30 per cent.

APPLICANT: Arie Crown Hebrew Day School

DATE: March 22, 1974

Three of the said ordinances, which had been amended by the committee (as is noted on pages 5814-5815 of the Journal of the Proceedings for December 1, 1961), read, as passed, respectively as follows (the italic heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 2-L.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 2-L in the area bounded by

the alley next north of and parallel to W. Flournoy Street; S. Lockwood Avenue; W. Flournoy Street; and a line 400 feet east of S. Lotus Avenue,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 7-F.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

W. Belmont Avenue; the west boundary line of Lincoln Park; W. Diversey Parkway; N. Commonwealth Avenue; W. Oakdale Avenue; the alley next west of the west boundary line of Lincoln Park; the alley next south of and parallel to W. Wellington Avenue; a line 200 feet west of the west boundary line of Lincoln Park; W. Barry Avenue; from a point 260 feet east of N. Sheridan Road along the north line of W. Barry Avenue to a point 260 feet east of N. Sheridan Road and 100 feet north of W. Barry Avenue; from a point 260 feet east of N. Sheridan Road and 100 feet north of W. Barry Avenue to a point 153.96 feet west of the west boundary line of Lincoln Park and 157.75 feet south of W. Briar Place; a line 157.75 feet south of W. Briar Place; a line 87 feet east of N. Sheridan Road; W. Briar Place; N. Sheridan Road,

to those of an R8 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 9-M.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 9-M in the area bounded by

W. Addison Street; the alley west of and parallel to N. Central Avenue; the alley next south of and parallel to W. Addison Street; and a line 70 feet 9 inches east of N. Major Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and

effect from and after its passage and due publication.

Reclassification of Areas Shown on Map No. 17-I.

Alderman Pacini thereupon moved to pass the proposed ordinance recommended in the pending committee report, as printed on page 5814, concerning the reclassification of two areas shown on Map No. 17-I.

Alderman Sperling moved to *Re-refer* said proposed ordinance to the Committee on Buildings and Zoning. The motion to *Re-refer* was *Lost* (Alderman Bohling and Alderman Sperling voting "Yea").

The question thereupon being put on the passage of said proposed ordinance the motion prevailed and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen D'Arco, Harvey, Metcalfe, Holman, Miller, Condon, Lupo, Pacini, Nowakowski, Zelezinski, Egan, J. P. Burke, Krska, Sheridan, Slight, Murray, Fitzpatrick, Campbell, Bonk, Janousek, Tourek, Lewis, Marzullo, Sain, T. F. Burke, Ronan, Keane, Sulski, Sande, Laskowski, Massey, Corcoran, Cullerton, Shapiro, Bell, Bauler, Rosenberg, Young, Hirsh, Wigoda—40.

Nays—Aldermen Bohling, Hoellen, Sperling—3.

The following is said ordinance as passed:

*Reclassification of Areas Shown on Map No. 17-I.
Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Planned Development symbols and indications as shown on Map No. 17-I in the area bounded by

W. Lunt Avenue, or the line thereof if extended where no street exists; N. Sacramento Avenue; W. Morse Avenue, or the line thereof if extended where no street exists; N. Albany Avenue, or the line thereof if extended where no street exists,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Planned Development, R3 General Residence District and other applicable symbols and indications as shown on Map No. 17-I in the area bounded by

W. Estes Avenue, or the line thereof if extended where no street exists; N. Whipple Street, or the line thereof if extended where no street exists; W. Lunt Avenue, or the line thereof if extended where no street exists; N. Albany Avenue, or the line thereof if extended where no street exists; W. Morse Avenue, or the line thereof if extended where no street exists; N. Sacramento Avenue; W. Pratt Avenue; and the corporate limits of the City of Chicago,

to the designation of a Residential Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development hereto attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

RESIDENTIAL PLANNED DEVELOPMENT
No. 11 AS AMENDED

COMPLETE LIST OF USE AND BULK RESTRICTIONS TO BE APPLICABLE TO
PROPERTY WITHIN PLANNED DEVELOPMENT

1. MAXIMUM FLOOR AREA RATIO WILL BE NO GREATER THAN 0.8 FOR ENTIRE DEVELOPMENT, 0.7 FOR SUB AREA A, 0.8 FOR SUB AREAS B AND C, AND .99 FOR SUB AREAS D AND E.
2. MAXIMUM NUMBER OF DWELLING UNITS FOR ENTIRE DEVELOPMENT WILL BE 960.
3. MINIMUM NUMBER OF OFF-STREET PARKING SPACES (EACH SPACE 9' x 20') TO BE PROVIDED WITHIN PLANNED DEVELOPMENT WILL BE:

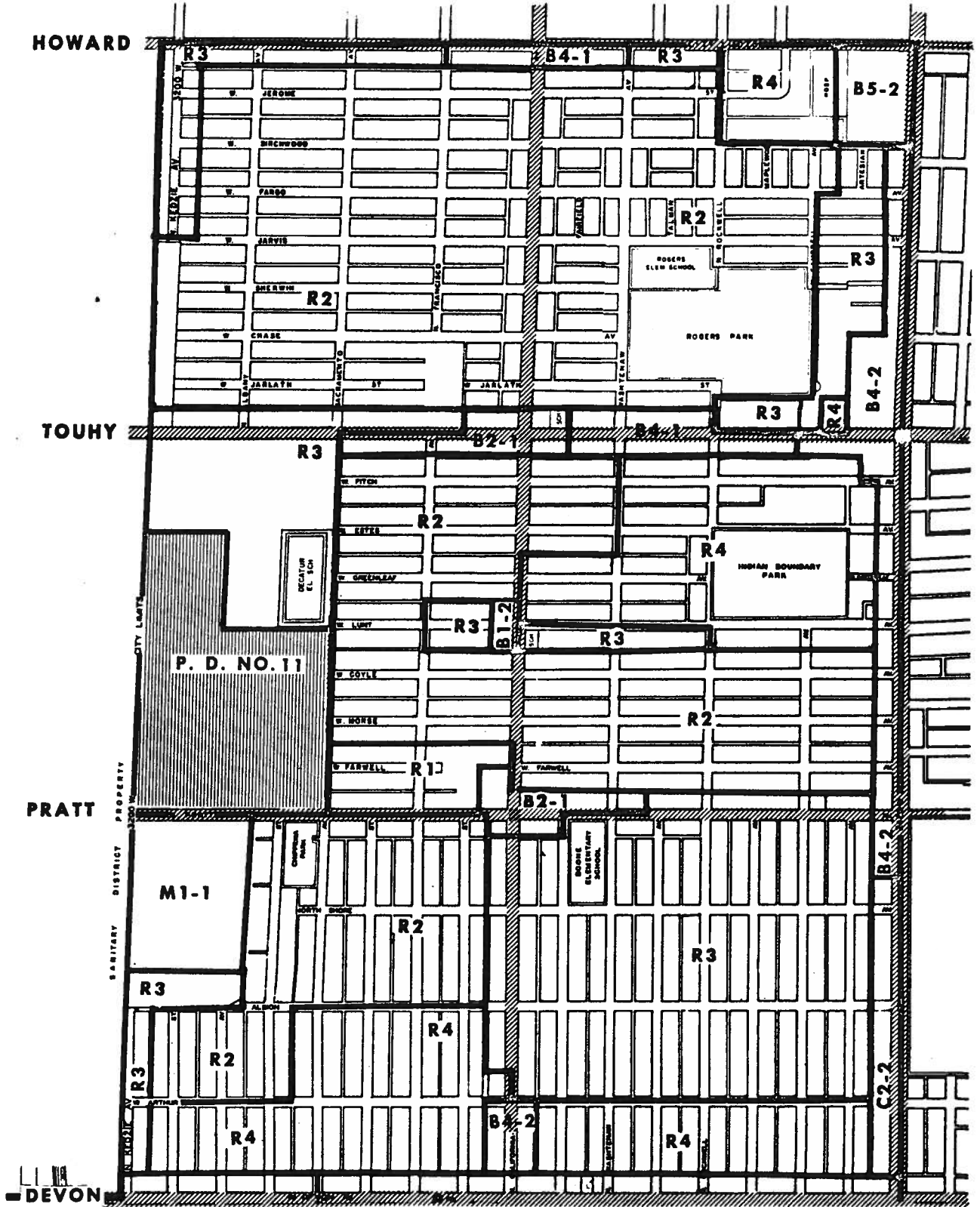
100% FOR SUB AREAS A, B AND C
75% FOR SUB AREAS D AND E
4. MINIMUM PERIPHERY SETBACKS FROM SIDE AND FRONT LOTS (AS DESIGNATED BY DEVELOPER) WILL BE AS STATED IN SHEET 5.
5. MINIMUM DISTANCE BETWEEN FACING WALLS OF BUILDINGS WILL BE AS STATED IN SHEET 5.
6. MAXIMUM OVERALL PERCENTAGE OF LAND COVERED BY BUILDINGS; 25%.
7. USE OF LAND WILL CONSIST OF TOWNHOUSES, MULTIPLE FAMILY DWELLINGS, EFFICIENCY UNITS AND ACCESSORY BUILDINGS OR USES INCIDENTAL THERETO, INCLUDING RECREATIONAL AREAS AND FACILITIES.
8. THE SALE OF PROPERTY WITHIN SAID RESIDENTIAL PLANNED DEVELOPMENT No. 11, AS AMENDED, OR ITS SUB-DIVISION INTO ZONING LOTS OR LOTS OF RECORD, SHALL NOT AFFECT THE USE OR BULK REGULATIONS APPLICABLE THERETO OR MAKE APPLICABLE ANY USE, BULK OR ZONING REGULATIONS TO THE AREA INCLUDED IN SAID PLANNED DEVELOPMENT OR ANY PART THEREOF, OTHER THAN THOSE LISTED ABOVE.
9. THE FOLLOWING 4 SHEETS NUMBERED 2 THROUGH 5, SET FORTH DATA CONCERNING THE PROPERTY INCLUDED IN SAID PLANNED DEVELOPMENT AND DATA CONCERNING A SITE PLAN ILLUSTRATING THE DEVELOPMENT OF SAID PROPERTY IN ACCORDANCE WITH THE RESTRICTIONS HEREBY MADE APPLICABLE THERETO.

OCTOBER 25, 1961

SHEET 1 OF 5 OF PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 11, AS AMENDED

EXISTING ZONING



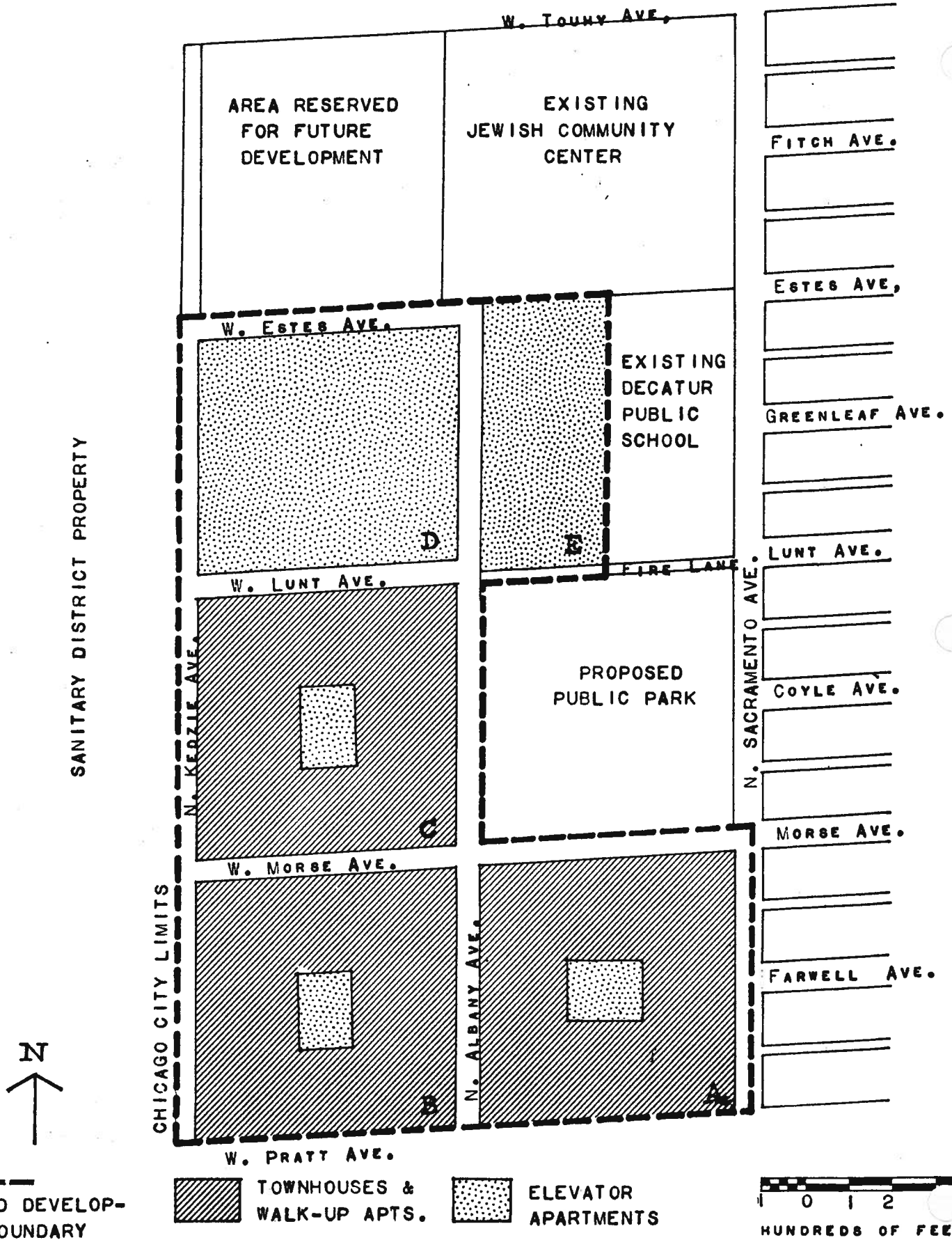
/// PREFERENTIAL STREET INDICATION

TOUHY REALTY COMPANY - DEVELOPERS

OCTOBER 25, 1961

SHEET 3 OF 5 OF PLAN OF DEVELOPMENT

GENERALIZED LAND USE PLAN



PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA	AREA	GEN. DESC. OF LAND USE & TYPES	MAXIMUM F.A.R.	ESTIMATED NUMBER OF D.U.'s	ESTIMATED No. PERSONS PER ACRE	% OF OFF-ST. PARK'G STRUCTURE TYPE	MAX. % OF LAN COVERE
	Sq. Ft.	ACRES						
A	344,895	7.9	TOWNHOUSE WALK UPS ELEVATOR	0.7	194	80	100%	30.0%
B	348,889	8.1	TOWNHOUSE WALK UPS ELEVATOR	0.8	194	80	100%	30.0%
C	357,805	8.2	TOWNHOUSE WALK UPS ELEVATOR	0.8	194	80	100%	30.0%
D	342,902	7.9	ELEVATOR APART- MENT	0.99	242	120	75%	20.0%
E	189,140	4.3	ELEVATOR APART- MENT	0.99	136	120	75%	20.0%
TOTALS	1,583,631	36.4						

GROSS SITE AREA 43.639 ACRES AREA OF PUBLIC STREETS 7.13 ACRES

MAXIMUM PERMITTED FLOOR AREA RATIO FOR TOTAL NET SITE AREA: 0.800

MAXIMUM NUMBER OF DWELLING UNITS 960

MAXIMUM D.U.'s PER ACRE OF TOTAL NET SITE AREA 26.4

ESTIMATED NUMBER OF PERSONS PER ACRE 95 1.8 x ONE BEDROOM UNITS & UNDER
3.6 x TWO BEDROOM UNITS & ABOVE

MINIMUM REQUIREMENT OF PARKING SPACES: 864
75% FOR ELEVATOR APARTMENT UNITS | 100% FOR SUB AREAS A,B,C (EA. SPACE: 9'x20')
IN SUB AREAS D AND E

MINIMUM PERIPHERY SETBACKS BOUNDARY & SIDE YARD SETBACKS 5 FT.
BOUNDARY & FRONT YARD SETBACKS 20 FT.

MINIMUM DISTANCE BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS: - - - - 40'-0
MINIMUM DISTANCE BETWEEN END WALLS AND BUILDINGS WITH WINDOW WALLS: - - - - 24'-0

MAXIMUM OVERALL % OF LAND COVERED 25.0% (FOR TOTAL NET SITE AREA)