DEVELOPMENT ANALYSIS | PD298, Subarea 1B

Category	Zoning Requirements
Site Size	0.40 Acres
Building Height	120' maximum
Front Yard Setback	15' maximum
Side Yard Setback	None required
Lot Coverage	90% maximum
Floor Area Ratio (FAR)	4:1
Uses Allowed	Restaurant w/o drive-through service Bar lounge, or tavern w/ Special Use Permit.

NET AREA

Rooftop Patio Covered Additon	+/- 700 net SF
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ADDITONAL OPEN-AIR AREA

Open-Air Rooftop Patio Additon	+/- 1,100 net SF
Open-Air Ground Level Patio Additon	+/- 600 net SF
Total	+/- 1,700 net SF

PARKING COUNT

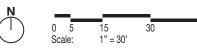
Street Darking	17 parallel
	25 stalls + 3 parallel

PARKING REQUIRED

Restaurant Service	1 space / 1000 net SF
Total	35 spaces required



Analysis + Site Plan



Ross Ave. Restaurant

Concept + Development Analysis

MAWorkshop