

**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**

Existing Building	+/- 2,800 net SF
Rooftop Patio Covered Additon	+/- 700 net SF
<b>Total</b>	<b>+/- 3,500 net SF</b>

**ADDITIONAL OPEN-AIR AREA**

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

**PARKING COUNT**

On-site parking	25 stalls + 3 parallel
Street parking	7 parallel
<b>Total</b>	<b>35 spaces</b>

**PARKING REQUIRED**

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



Analysis + Site Plan