

Zoning Requirements: Mixed Use Area

Permitted Use: Retail, Multifamily Residential, Office, Restaurants, Movie Theater/Entertainment, Financial Institutions, Fitness Centers, Wellness Centers, Childcare, Hotels, Parks, Public Uses, Structured Parking.

Permitted Accessory Use: Laundry, Gym, Parking, Signage, Outdoor dining, Plazas, Parks, Public Spaces, Lobbies, Tenant Storage, Management/Leasing Office

Bulk Standards					
	Required	Proposed Lot 1.03	Complies	Proposed Lot 1.05	Complies
Setbacks:	Min: 0 FT ⁽¹⁾ Max: 10 FT ⁽²⁾	> 10 FT	No*	> 10 FT	No*
Building Height:	4-30 Stories	26 Stories	Yes	17 Stories	Yes
Retail Façade:	Min. 80% of Street Frontage at Ground Floor at Frank E. Rodgers Boulevard	100%	Yes	N/A	N/A
Retail Façade:	Min. 85% of Street Level Frontage along Retail Corridor shall contain retail sales/restaurant uses	100% (Rodgers) 43% (Cifelli)	Yes No*	N/A	N/A
Retail Depth	Min. Unit Depth: 40 FT	10.666 FT	No*	187 FT	Yes

* Variance Required

Proposed Signage: Freestanding signs are prohibited in the Mixed Use District, therefore, a variance is required for the proposed Sign Tower* and the proposed Pylon Sign*.