

Downtown Subdistrict 6A Zoning Ordinance Compliance

| Development Standard | Current Zoning Standard (D6A) | Project As Proposed¹ |
|----------------------------------|--------------------------------------|---|
| Minimum Lot Area | 5,000 sq. ft | 47,044.8 sq. ft |
| Minimum Lot Width | 50 ft | 124 ft |
| Minimum Setbacks | | |
| Front ² | 10 ft | 15 ft (Coast Highway) 321 ft (Carmelo Drive) |
| Side | 0 ft | 2 ft 11 in (north side) 60 ft 11 in (south side) |
| Rear ³ | 0 ft | n/a |
| Maximum Height | 45 ft | 21 ft |
| Maximum Floor Area Ratio | 2 | 0.09 |
| Minimum Site Landscaping | 15% | 24% |
| Maximum Height of Fences & Walls | 8 ft | 6 ft |
| Off-Street Parking and Loading | | |
| Vehicle Stalls (retail) | 18 | 63 |
| Bicycle Stalls | 0 | 0 |