

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