

ZONNIING

BY AMY

ZONNING TEXT

- **Maximum Height of Walls and Required Setbacks**
- C1 C2 C3 C4 C5 C6 C7 C8
- In all districts, as indicated, if the front wall or other
- portion of a #building or other structure# is located at the
- #street line# or within the #initial setback distance# set forth
- in this Section, the height of such front wall or other portion
- of a #building or other structure# shall not exceed the maximum
- height above #curb level# set forth in this Section. Above such
- specified maximum height and beyond the #initial setback
- distance#, the #building or other structure# shall not penetrate
- the #sky exposure plane# set forth in this Section. The
- regulations of this Section shall apply except as otherwise
- provided in Sections 33-42 (Permitted Obstructions), 33-44
- (Alternate Front Setbacks), 33-45 (Tower Regulations), 33-49
- (Special Height Limitations), inclusive, 74-85 (Height and
- Setback Regulations for Residential Buildings) or 85-04
- (Modifications of Bulk Regulations).

- **OUR SITE**

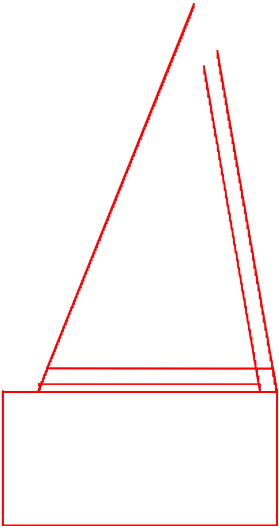
- LENGTH 333'
- WIGTH 210'
- AREA
- $333' * 210 = 69930\text{FS}$
- FAR 6.5
- TOTAL ALLOW
- $69930\text{FS} * 6.5 = 454545\text{ SF}$

SETBACKS--- NARROW STREET 20' AT 85'

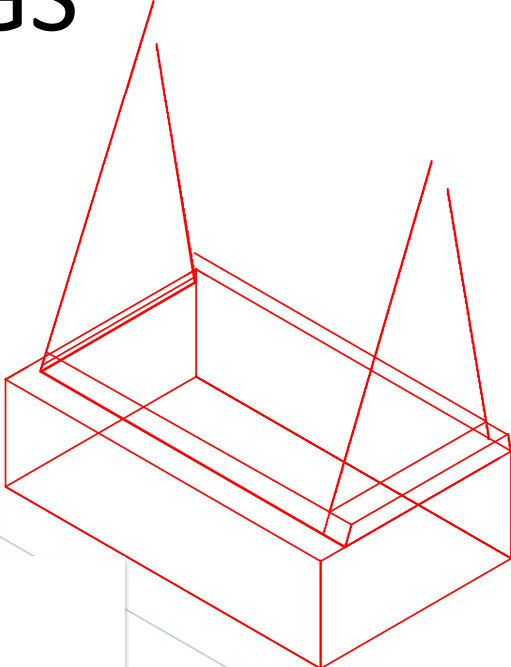
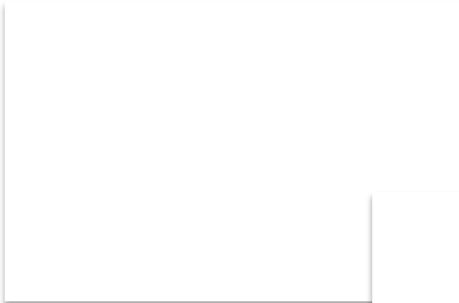
WIDE STREET 15' AT 85'

REAR YARD 20' AT 100'

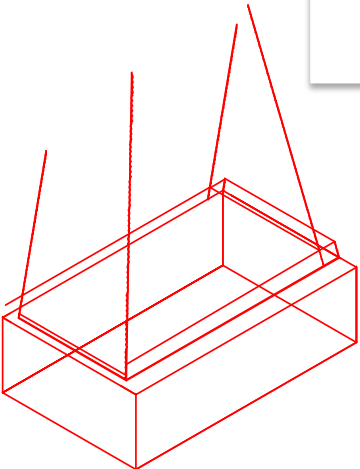
DRAWINGS



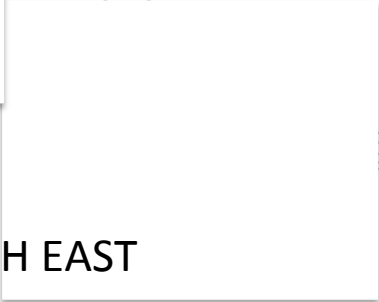
FRONT
ELEVATION



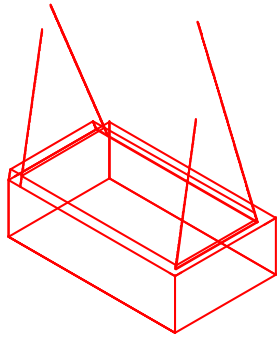
SOUTH WEST



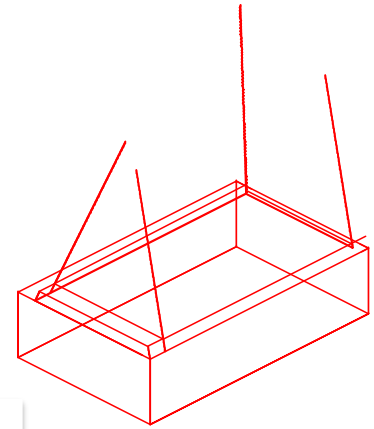
SOUTH EAST



DRAWINGS



NORTH EAST



NORTH WEST