

Zoning Ordinance Requirements for Site Plans in the C-O District	Latitude Site Plan Proposal	Z.O. Compliance?
Land Use		Yes
<p><i>Purpose</i></p> <p>The purpose of the C-O, Commercial Office Building, Hotel and Multiple-family Dwelling District is to provide for limited office building land use, and under appropriate conditions, to encourage rebuilding with high-rise office buildings, hotels, or multiple-family dwellings in the vicinity of Metrorail stations. Determination as to the appropriate mixtures of uses and densities shall be based on the General Land Use Plan designation or approved plans for the area, characteristics of individual sites and the need for community facilities, open space and landscaped area, circulation and utilities.</p> <p><i>District Use Standards</i></p> <p>Any building or group of buildings may have mixed office, multi-family dwellings, commercial, or hotel uses.</p>	<p>The site plan request is for a high-density, mixed use residential building with ground floor retail, and cultural/educational uses, located across the street from a Metrorail station. All of the proposed uses are permitted within this zoning district.</p>	<p>Residential: Yes</p> <hr/> <p>Retail: Yes</p> <hr/> <p>Cultural/Educational: Yes</p>
Density		Subject to CB approval of site plan
<ul style="list-style-type: none"> • Minimum Lot area: 30,000 square feet • Minimum Lot width: 125 feet • Floor Area Ratio: 4.8 FAR for multi-family residential <p>Additional density permitted by County Board Approval when furthering goals of plans and policies for the area.</p>	<ul style="list-style-type: none"> • Lot area: 42,126 square feet • Lot width: 183' 4" • Floor Area Ratio: 4.8 FAR in base density + requested bonus density for: <ul style="list-style-type: none"> ○ Affordable Housing – 25% or 1.2 FAR ○ LEED Certification – total of 0.5 FAR 	<p>Lot area: Yes</p> <hr/> <p>Lot width: Yes</p>

Zoning Ordinance Requirements for Site Plans in the C-O District	Latitude Site Plan Proposal	Z.O. Compliance?
	<ul style="list-style-type: none"> ▪ Gold – 0.4 FAR ▪ EBOM – 0.1 FAR <p>Total Density Proposed: 6.5 FAR</p>	FAR: Yes, request is within stated limits of what may be permitted by the CB
Building Height		Yes
Multi-family residential: 180’ maximum, inclusive of mechanical penthouses and parapet walls	<ul style="list-style-type: none"> • 128’ to top of roof; • 142’ to top of mechanical penthouse; and • 153’ to top of architectural embellishment 	Yes
Bulk, coverage, and placement		Subject to CB approval of site plan
<p>No specific requirements for site plans; by-right requirements may be modified by the County Board for site plans.</p> <p>By-right requirements:</p> <ul style="list-style-type: none"> • Front yard: 50’ from centerline of the street • No side or rear yards required 	<p>Proposed distance to centerlines of adjacent streets:</p> <ul style="list-style-type: none"> • Fairfax Drive: 61.6’ • N. Monroe Street: 36.7’ • 10th Street North: 32.25’ • N. Nelson Street: 33’ 	For site plans, yards are generally as approved by the County Board.
Parking		No, requesting a modification
<ul style="list-style-type: none"> • Multi-family residential: 1 space per unit • Compact Parking Ratio: 15% maximum • Retail: 1st 5,000 sq. ft. exempt when within 1,000 feet of a Metrorail station; 1 space per 530 sq. ft of gross floor area 	<ul style="list-style-type: none"> • Multi-family residential: 0.9 spaces per unit • 14.98% compact parking ratio • Retail: None required • Cultural/Educational: TBD pending cultural land use and Z.A. determination. Required spaces would be 	<p>Residential: No</p> <p>Compact Parking: Yes</p>

Zoning Ordinance Requirements for Site Plans in the C-O District	Latitude Site Plan Proposal	Z.O. Compliance?
<ul style="list-style-type: none"> • Cultural/Educational: TBD based on selected use and Zoning Administrator’s interpretation; Examples of other parking ratios include: <ul style="list-style-type: none"> ○ Art galleries – 1 space per 500 sq. ft. ○ Theaters – 1 space per 3 seats • No County standard exists regarding shared parking • Parking shall be located below grade or within the structure, except as permitted via an approved site plan 	<p>provided from balance of shared parking spaces proposed.</p> <ul style="list-style-type: none"> • 23 shared public parking spaces • All parking is located below grade. 	<p>Retail: Yes</p> <hr/> <p>Cultural/Educational: Yes</p>