

Schedule E
Zoning Data Charts

C-D Zone			
Standard*	Residential Buildings Permitted/ Required	Existing/Proposed	Notes
Lot Area	15 acres	24.9934 acres ¹ (1,088,715± SF)	Complies
Building Coverage	25%	19.6± %	Complies
Lot Coverage	40%	36.8± %	Complies
Density Section 5.E.4	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	196 units (7.8 units / acre)	Complies
Section 10.F.2	1 unit per 1,500 SF of converted Floor Area (302,000 SF/1,500 = 201)		
BMR	7%	Fee-in-Lieu Payment for 13.72 units ²	Complies
Building Height	Lesser of 3 stories or 35'	3 stories ³	Complies
Street Line Setback	50'	Garage – 102'± Building – 262'±	Complies
All Other Setbacks	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	R-20 – 68'± (Boiler House) Southern boundary – 50.9' Other Boundaries – >50'	Complies
Usable Open Space	14,700± SF	126,555± SF	Complies

OVERALL UNIT BREAKDOWN		
Bedrooms	Count	%
Studio	23	11.7
1BR	64	32.7
2BR	109	55.6
TOTAL	196	

¹ Pursuant to proposed lot line revision.

² The Applicant reserves the right to construct the BMR units onsite.

³ The existing building height is not known. To the extent it exceeds 35', it is legally nonconforming.

PARKING BREAKDOWN

Vehicle Parking

Residential	Number	Rate	Required	Provided
Studio	23	1.0	23	-
1BR	64	1.25	80	-
2BR	109	1.50	164	-
Total:	196	-	267	287
EV Spaces*	Number	Rate	Required	Provided
	287*	N/A*	N/A*	29

*Pursuant to Section 12.L.1 of the Stamford Zoning Regulations, EV spaces are not required for this conversion unless otherwise determined by the Zoning Board.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided
Residential (196 Units)	26 <i>(1 per 5 units for first 60 units, 1 per 10 units for remaining)</i>	26	20 <i>(1 per 10 units)</i>	20