



KOBI KARP

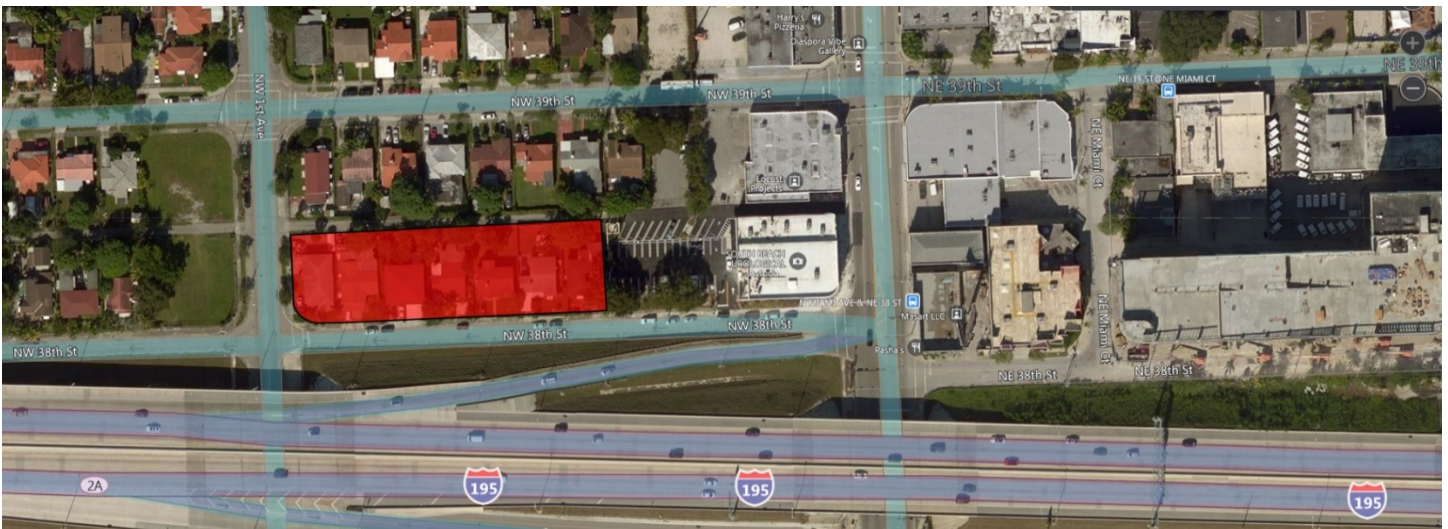
ARCHITECTURE INTERIOR DESIGN PLANNING

ZONING STUDY

THIS ZONING STUDY REFLECTS A POTENTIAL FUTURE UP-ZONE FROM T-4-O TO T-5-O

FOR:

**45 NW 38 Street, Miami, Florida 33127
53 NW 38 Street, Miami, Florida 33127
61 NW 38 Street, Miami, Florida 33127
69 NW 38 Street, Miami, Florida 33127
77 NW 38 Street, Miami, Florida 33127
95 NW 38 Street, Miami, Florida 33127
99 NW 38 Street, Miami, Florida 33127**



Properties with Folio #'s:

01-3124-021-1090
01-3124-021-1081
01-3124-021-1080
01-3124-021-1070
01-3124-021-0001 (Reference)
01-3124-021-1040
01-3124-021-1050



ARCHITECTURE INTERIOR DESIGN PLANNING

Date: May 04, 2016

I. Property Location and Size

- 1. Jurisdiction: **City of Miami, FL**
- 2. Address: **45 NW 38th Street / 53 NW 38th Street / 61 NW 38th Street / 69 NW 38th Street / 77 NW 38th Street / 95 NW 38th Street / 99 NW 38th Street**
- 3. Size: **+/- 35,000 S.F. (+/- 0.80 Acres)**
**To be confirmed with survey*

II. Land Use and Zoning

- 1. Name of Ordinance **Miami 21**
- 2. Existing Zoning Designation: **T4-O**
- 3. Potential future Up-Zone: **T-5-O**
- 4. Adjacent Zoning Designation and or Uses if Applicable:
 - North: **T4-O**
 - East: **T4-O**
 - West: **T4-O**
 - South: **T4-O**
- 5. Existing Land Use: ***Residential Use**
**Refer to property appraisal attached.*

III. Property Specification Potential Future Up-Zone to T-5-0

Minimum Lot Size **5,000 S.F. Min. / 40,000 S.F. Max.**

**5.6.1. j. Maximum Lot size may be increased by Exception for Uses that serve the Neighborhood.*

1. Building Setbacks

- a. North: **Rear**
0'-0"
Abutting Side or Rear T4: 6'-0"
- b. East: **Side**
0'-0"
Abutting Side or Rear T4: 6'-0"
- c. South (38th Street): **Principal Front**
10'-0"
- d. West (NW 1st Avenue): **Secondary Front**
10'-0"



ARCHITECTURE INTERIOR DESIGN PLANNING

*Frontages to be confirmed with Planning Department.

IV. Zoning Regulations

1. Are copies of zoning regulations available for this site? **Yes, Attached**

2. Building Size	As of Right
a. Maximum Building Height:	5 stories
b. Max Floor Lot Ratio (FLR)	N/A
c. Open Space Required (35,000 S.F.)	10% of Lot Area 3,500 S.F.

Definition of Open Space: Any Parcel of area of land or water essentially unimproved by permanent Buildings and open to the sky; such space shall be reserved for public or private use. Open Space may include Parks, Greens, Squares, Courtyard, Gardens, Playground, paseos (when designed predominantly for pedestrians), and pedestrian paths or associated landscaped areas.

d. **Lot Coverage** **80% of Lot Max.**

**Definition of Lot Coverage: The area of the Lot occupied by all Buildings, excluding Structures such as decks, pools, and trellises.*

3. Density	65 units per acre
(35,000 S.F.) 0.80 Acres:	52 units
Total	52 Units (104 Lodging Units)

4. Parking Requirements

Residential	1.5 spaces per unit + 1 add. visitor space for each 10 units (If lot is within 1,000 feet from Metrorail or Metro mover Station, parking for Residential use is not required – See Art. 4 Table 4)
Lodging (Hotel)	1 space for every 2 lodging units + 1 add. visitor space for each 10 units
Office	3 space for every 1000 sf of office space
Commercial / Retail	3 spaces for every 1,000 sf of commercial
Shared Parking Reductions	See Article 4 Table 5 for additional Shared Parking reductions. Cannot exceed 50% of total required.

IV. City of Miami Hearings and/or Approvals Required.

1. **If project exceeds 200,000 S.F. of F.L.R., UDRB hearing will be required.**

V. Other Comments



ARCHITECTURE INTERIOR DESIGN PLANNING

1. *Miami 21 Code, per section 3.13.1b requires the project to be "Sustainable."*
 - b. *All new Buildings of more than 50,000 square feet in the T5, T6, CI, and CS zones shall be at a minimum certified as Silver by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) standards or equivalent standards adopted or approved by the City. At the time of permit application, the owner shall post a performance bond in a form acceptable to the City of Miami.*
2. *Floor Area cannot be transferred across the streets to other parcels.*
3. *See attached Table 3 Article 4 for allowed Building Uses.*
4. *See attached diagrams of allowed structures for property.*
5. ***Miami 21, although it has been adopted, is going through and will continue to go through revisions since it is a new and untested code. KKAID shall not be responsible for information included in this analysis that becomes incorrect due to code changes or inconsistencies in the code.***



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/6/2016

Property Information	
Folio:	01-3124-021-1090
Property Address:	45 NW 38 ST Miami, FL 33127-2903
Owner	DAVID HERRERA
Mailing Address	10025 SW 54 ST MIAMI, FL 33165-7117
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,339 Sq.Ft
Living Area	1,058 Sq.Ft
Adjusted Area	1,198 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1955



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$43,775	\$42,265	\$42,265
XF Value	\$958	\$974	\$991
Market Value	\$104,733	\$93,239	\$83,256
Assessed Value	\$61,849	\$61,359	\$60,453

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$42,884	\$31,880	\$22,803
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$11,849	\$11,359	\$10,453

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$36,849	\$36,359	\$35,453
Taxable Value	\$25,000	\$25,000	\$25,000
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$36,849	\$36,359	\$35,453
City			
Exemption Value	\$36,849	\$36,359	\$35,453
Taxable Value	\$25,000	\$25,000	\$25,000
Regional			
Exemption Value	\$36,849	\$36,359	\$35,453
Taxable Value	\$25,000	\$25,000	\$25,000

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Property Information	
Folio:	01-3124-021-1081
Property Address:	53 NW 38 ST Miami, FL 33127-2903
Owner	ALVIN GRIFFIN BEVERLY GRIFFIN
Mailing Address	53 NW 38 ST MIAMI, FL 33127-2903
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,071 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1937



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$39,134	\$37,785	\$37,785
XF Value	\$0	\$0	\$0
Market Value	\$99,134	\$87,785	\$77,785
Assessed Value	\$43,685	\$43,339	\$42,699

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$55,449	\$44,446	\$35,086
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$0	\$0	\$0
Tot Disabled Vet	Exemption	\$18,685	\$18,339	\$17,699

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$43,685	\$43,339	\$42,699
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$43,685	\$43,339	\$42,699
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$43,685	\$43,339	\$42,699
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$43,685	\$43,339	\$42,699
Taxable Value	\$0	\$0	\$0

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Property Information	
Folio:	01-3124-021-1080
Property Address:	61 NW 38 ST Miami, FL 33127-2903
Owner	FRITZ ARMAND & W MARIE & NIRDA ARMAND
Mailing Address	61 NW 38 ST MIAMI, FL 33127-2903
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,376 Sq.Ft
Living Area	961 Sq.Ft
Adjusted Area	1,169 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$42,715	\$41,242	\$41,242
XF Value	\$1,032	\$1,044	\$1,056
Market Value	\$103,747	\$92,286	\$82,298
Assessed Value	\$46,413	\$46,045	\$45,365

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$57,334	\$46,241	\$36,933
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$0	\$0	\$0

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$21,413	\$21,045	\$20,365
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$21,413	\$21,045	\$20,365
City			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$21,413	\$21,045	\$20,365
Regional			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$21,413	\$21,045	\$20,365

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Property Information	
Folio:	01-3124-021-1070
Property Address:	69 NW 38 ST Miami, FL 33127-2903
Owner	OLGA BAPTISTE
Mailing Address	69 NW 38 ST MIAMI, FL 33127-2903
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1,670 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1940



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$62,514	\$60,505	\$60,651
XF Value	\$3,203	\$3,243	\$3,284
Market Value	\$125,717	\$113,748	\$103,935
Assessed Value	\$68,158	\$67,618	\$66,619

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$57,559	\$46,130	\$37,316
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$18,158	\$17,618	\$16,619

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$43,158	\$42,618	\$41,619
Taxable Value	\$25,000	\$25,000	\$25,000
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$43,158	\$42,618	\$41,619
City			
Exemption Value	\$43,158	\$42,618	\$41,619
Taxable Value	\$25,000	\$25,000	\$25,000
Regional			
Exemption Value	\$43,158	\$42,618	\$41,619
Taxable Value	\$25,000	\$25,000	\$25,000

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Property Information	
Folio:	01-3124-045-0001
Property Address:	77 NW 38 ST Miami, FL 33127-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

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Property Information	
Folio:	01-3124-021-1040
Property Address:	95 NW 38 ST Miami, FL 33127-2903
Owner	JEAN LOUSSAINT
Mailing Address	93-95 NW 38 ST MIAMI, FL 33127-2903
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	5 / 3 / 0
Floors	1
Living Units	2
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,223 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$65,580	\$63,483	\$63,648
XF Value	\$3,511	\$3,551	\$3,592
Market Value	\$129,091	\$117,034	\$107,240
Assessed Value	\$92,633	\$87,238	\$82,062

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$28,081	\$22,341	\$17,978
Non-Homestead Cap	Assessment Reduction	\$8,377	\$7,455	\$7,200
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$42,633	\$37,238	\$32,062
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$76,010	\$69,693	\$64,262
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$42,633	\$37,238	\$32,062
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$42,633	\$37,238	\$32,062

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Property Information	
Folio:	01-3124-021-1050
Property Address:	99 NW 38 ST Miami, FL 33127-2903
Owner	LUZ M BORGES
Mailing Address	99 NW 38 ST MIAMI, FL 33127 USA
Primary Zone	4801 RESIDENTIAL-LIMITED RETAI
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,571 Sq.Ft
Living Area	1,571 Sq.Ft
Adjusted Area	1,571 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1949



Assessment Information			
Year	2015	2014	2013
Land Value	\$60,000	\$50,000	\$40,000
Building Value	\$57,404	\$55,425	\$55,425
XF Value	\$1,088	\$1,104	\$1,120
Market Value	\$118,492	\$106,529	\$96,545
Assessed Value	\$75,707	\$71,053	\$66,623

Benefits Information				
Benefit	Type	2015	2014	2013
Save Our Homes Cap	Assessment Reduction	\$32,396	\$26,628	\$22,029
Non-Homestead Cap	Assessment Reduction	\$10,389	\$8,848	\$7,893
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$21,053	\$16,623

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$50,000	\$46,053	\$41,623
Taxable Value	\$25,707	\$25,000	\$25,000
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$61,096	\$54,901	\$49,516
City			
Exemption Value	\$50,000	\$46,053	\$41,623
Taxable Value	\$25,707	\$25,000	\$25,000
Regional			
Exemption Value	\$50,000	\$46,053	\$41,623
Taxable Value	\$25,707	\$25,000	\$25,000

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BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area - With rear vehicular access	5,000 s.f. min.; 40,000 s.f. max. 1,200 s.f. min.; 40,000 s.f. max.
b. Lot Width - With rear vehicular access	50 ft min. 16 ft. min.
c. Lot Coverage	80% max.
d. Floor Lot Ratio (FLR)	N/A
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
9. Density	65 du/ac max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. min.
d. Rear	0 ft. min.
e. Abutting Side or Rear T4	6 ft. min
Abutting Side or Rear T3	10% of Lot depth**min. 1 st through 2 nd Story 26 ft. min. above 2 nd Story

BUILDING CONFIGURATION

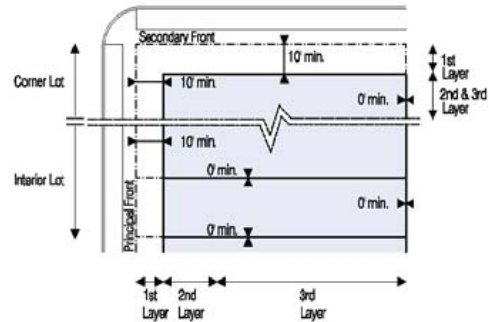
FRONTAGE

a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T5 L and T5 O only)
9. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan

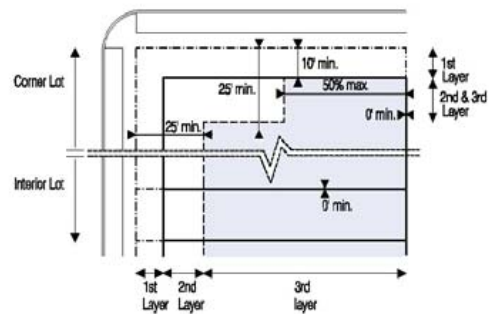
BUILDING HEIGHT

a. Min. Height	2 Stories
b. Max. Height	5 Stories
c. Max. Benefit Height	1 Story Abutting D1

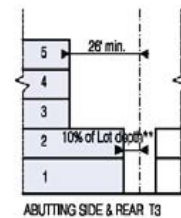
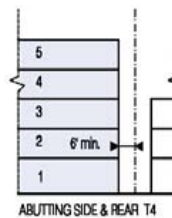
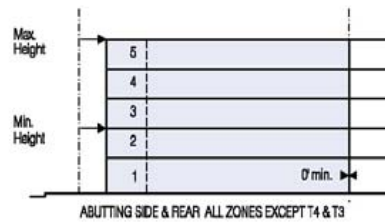
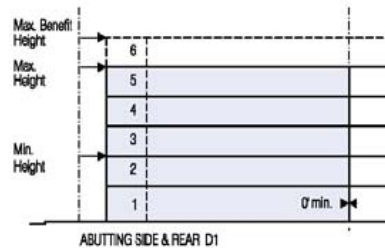
BUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



**10% of Lot depth for Lots more than 120' deep
 6' min for Lots less than 120' deep

	RESTRICTED	LIMITED	OPEN
DENSITY (UPA)	65 UNITS PER ACRE	65 UNITS PER ACRE	65 UNITS PER ACRE
RESIDENTIAL	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.5 parking spaces per Dwelling Unit. • Minimum of 1 additional visitor parking space for every 10 Dwelling Units. • Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s). • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.5 parking spaces per Dwelling Unit. • Minimum of 1 additional visitor parking space for every 10 Dwelling Units. • Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit. • Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s). • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Residential Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 1.5 parking spaces per Dwelling Unit. • Minimum of 1 additional visitor parking space for every 10 Dwelling Units. • Live-work - Work component shall provide parking as required by the non-residential use in addition to parking required for the Dwelling Unit. • Adult Family-Care Homes - Minimum 1 space per staff member and 1 space per 4 residents. • Community Residence - Minimum of 1 parking space per staff member in addition to the parking required for the principal Dwelling Unit(s). • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5
LODGING	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 10 lodging units. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 10 lodging units. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Lodging Uses are permissible as listed in Table 3.</p> <ul style="list-style-type: none"> • Minimum of 1 parking space for every 2 lodging units. • Minimum of 1 additional visitor parking space for every 10 lodging units. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5
OFFICE		<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • The first and second Story of the Principal Building and Office and Commercial Uses shall be less than 25% Building floor area total. • Minimum of 3 parking spaces for every 1,000 square feet of office use. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5 	<p>Office Uses are permissible as listed in Table 3, limited by compliance with:</p> <ul style="list-style-type: none"> • Minimum of 3 parking spaces for every 1,000 square feet of office use. • Parking requirement may be reduced according to the Shared parking standard, Article 4, Table 5. • Minimum of 1 Bicycle Rack Space for every 20 vehicular spaces required. • Parking ratio may be reduced within ½ mile radius of TOD or within ¼ mile radius of a Transit Corridor by thirty percent (30%) by process of Waiver, except when site is within 500 feet of T3. • Parking may be provided by ownership or lease offsite within 1000 feet by process of Waiver, except when site is within 500 feet of T3. • Loading - See Article 4, Table 5