

BUILDING DISPOSITION

LOT OCCUPATION

a. Lot Area, - if rear vehicular access	5,000 s.f. min. 1,400 s.f. min.
b. Lot Width, - if rear vehicular access	50' min. 16' min.
c. Lot Coverage	93.5% SAP aggregate, except Block 5 East. See 5.4.1.(b) ¹
d. Floor Lot Ratio (FLR)	n/a
e. Frontage at front setback	50% min. or as permitted in 5.4.1.(f)
f. Open Space	6.5% SAP aggregate, except Block 5 East. ²
g. Density	36 du / ac max.

BUILDING SETBACK³

a. Principal Front	Est. Setback 0' or 10' max. via SAP Permit
b. Secondary Front	Est. Setback 0' or 10' max. via SAP Permit, except along NE 43 rd Street for Block 5 East 25' or 50' min. ⁴ See 5.4.1.(e)
c. Side	0' min. ⁵ n/a for Block 5 East.
d. Rear	20' min. n/a for Block 5 East.

OUTBUILDING SETBACK

(Note: Outbuilding Setbacks are not applicable to Block 5 East)

Principal Front	30' min.
Secondary Front	10' min.
Side	0' min. ⁶
Rear	5' min.

BUILDING CONFIGURATION

FRONTAGE

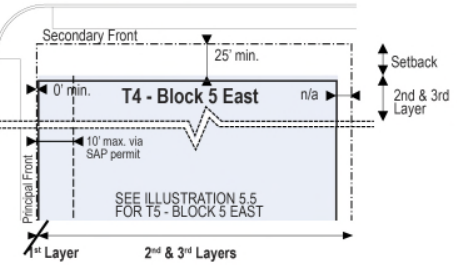
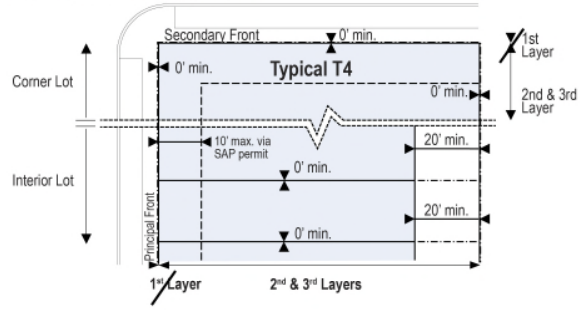
a. Common Lawn	permitted
b. Porch & Fence	prohibited
c. Terrace or Light Crt.	permitted
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T4 L & O only)
g. Gallery	permitted*
h. Arcade	permitted*
i. Cantilever	permitted*
j. Porte-Cochère	permitted*

*Habitable space allowed above via SAP Permit

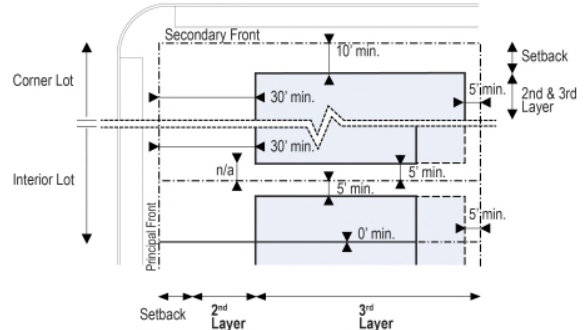
BUILDING HEIGHT

a. Principal Building	3 Stories and 40' max., except 1 Story and 25' max. for Block 5 East
b. Outbuilding	2 Stories max. n/a for Block 5 East

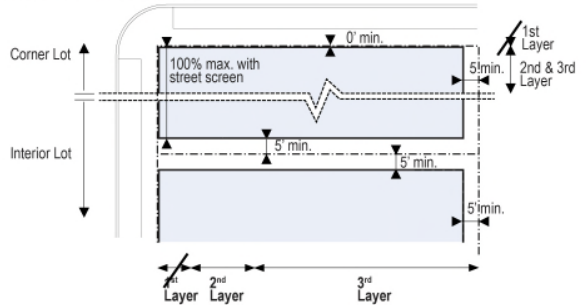
BUILDING PLACEMENT T4



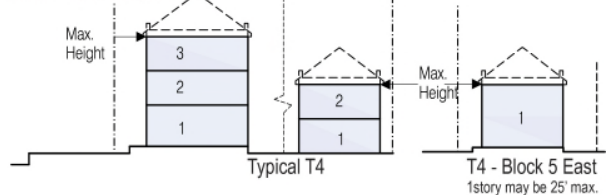
OUTBUILDING PLACEMENT



PARKING PLACEMENT



BUILDING HEIGHT



¹ Block 5 East shall meet its Lot Coverage requirements independently.

² For further information regarding Open Space, please see Section (15)(b) of the MDDA Development Agreement except: for Block 5 East, see Section (13) of the Helm Development Agreement; and for applicable parcels in Block 5, See Section (13) of the Flagler Development Agreement.

³ Please see Article 4 Table 8 regarding no First Layer in the SAP Area.

⁴ Block 5 East Secondary Frontage along NE 43rd Street shall be Setback 25' min. for 150' from NE 2nd Avenue and thereafter 50' min. See 5.4.1.(e).

⁵ Where an adjacent Building has a side Setback, then new Building shall match said Setback up to 5'

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