### CBD-2 Zoning Requirements

<table>
<thead>
<tr>
<th>Land Use and Zoning Regulation</th>
<th>Required/Minimum</th>
<th>Existing</th>
<th>Proposed</th>
<th>Variances</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Coverage &amp; FAR</td>
<td>10,000 sq ft</td>
<td>15,000 sq ft</td>
<td>10,000 sq ft</td>
<td>150% of Existing</td>
</tr>
<tr>
<td>Height Limit</td>
<td>240 ft</td>
<td>240 ft</td>
<td>240 ft</td>
<td>240 ft</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>12 stories</td>
<td>12 stories</td>
<td>12 stories</td>
<td>12 stories</td>
</tr>
<tr>
<td>Minimum setback</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Parking Requirements

<table>
<thead>
<tr>
<th>Parking Requirements</th>
<th>As per Borough of Madison Ordinance Section 193-33(B)</th>
<th>As per N.J.A.D. 8:51-4 (Residential Site Improvement Standards)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Parking Spaces</td>
<td>1 space per 1000 sq ft</td>
<td>1 space per 1000 sq ft</td>
</tr>
<tr>
<td>Total Minimum Parking Spaces</td>
<td>10 spaces</td>
<td>20 spaces</td>
</tr>
<tr>
<td>Parking Area</td>
<td>10,000 sq ft</td>
<td>20,000 sq ft</td>
</tr>
</tbody>
</table>

### LIST OF VARIANCES, WAIVERS, AND EXCEPTIONS

1. **10 Variances** - Varies required for rear yard setback, minimum 20 ft. Required, if proposed.

### Impervious Coverage Calculations

- **Proposed Valuation: 5,941 sq ft**
- **Proposed Concrete & Pavement: 766 sq ft**
- **Proposed Total: 6,707 sq ft**

**Note:**
- The proposed total landscaped area is 3,100 sq ft.
- The proposed total impervious area is 6,707 sq ft.
- This is greater than 10%, therefore no variance is needed.

### Bicycle Rack Requirements

- **Bicycle Rack Requirements**
  - This area is for bicycle parking.
  - The maximum number of bicycles allowed is 30.

**Certified Property Owners List Within 200 ft:**

- **Certified Property Owners**
  - Owner 1
  - Owner 2
  - Owner 3

**PARKING REQUIREMENTS**

- **Residential Site Improvement Standards**
  - 1 space per 1000 sq ft
  - 20,000 sq ft minimum parking area

**BICYCLE RACK REQUIREMENTS**

- **30 bicycle spaces required**
- **Required bicycle racks: 2 rows**
- **Total 60 bicycle spaces**

**BICYCLE RACK REQUIREMENTS**

- **2 bicycle spaces per 1000 sq ft**
- **2 off-street parking spaces of fraction thereof over 2200 sq ft**

**PROJECT SUMMARY**

- **Construction and Removal of All Existing Structures**
  - 2-story dwelling

- **Construction of Bathroom and Kitchen Improvements**
  - 2 conforming bedrooms

- **Construction of Exterior Improvements**
  - 2 conforming bathrooms

- **Construction of Exterior Improvements**
  - 2 conforming bathrooms

**GENERAL NOTES**

- **Applicant/Owner**
  - PARK VALLEYS DEVELOPMENT, LLC
  - 1003 COMMUNITY PL, BOX 101 LOT 4
  - ELIZABETH, NJ 07208