

DEVELOPMENT STANDARDS - CR ZONE

(Commercial Residential)

<u>FAR (Floor Area Ratio)</u>	<u>Allowed/Required</u>	<u>Proposed</u>	
Commercial:	0.25 FAR (5,181 SF)	0 FAR (0 SF)	
		Ex. Office	3,536 SF
		Office Removed	3,536 SF
		<u>Proposed Condos</u>	<u>85,000 SF</u>
		Total	85,000 SF
Residential:	1.5 FAR (31,087 SF)	4.65 FAR (85,000 SF)*	
TOTAL FAR:	1.5 FAR (31,087 SF)	4.65 FAR (85,000 SF)*	
B.O.Z. Density Requested:		53,913 SF	
*NOTE: Additional Density from Bethesda Overlay Zone to be obtained.			
Building Height:	70' max.	70' max.	
Open Space:	0% min.	0%	
Lot Coverage:	N/A	N/A	
Green Cover:	35% (6,045 SF)	35% (6,045 SF) MIN.	
<u>Residential</u>			
Right-of-Way (Chevy Chase Drive, Nottingham Drive):	0' min.	0' min.	
Side :	0' min.	0' min.	