

**BUILDING A ZONING INFORMATION**  
 ZONED: R3  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL (BY-RIGHT)  
 MIN. LOT SIZE: 7000 GSF  
 PROVIDED LOT SIZE: 31,568 GSF  
 MIN. LOT WIDTH: 70 FT  
 PROVIDED LOT WIDTH: 272'-0"

**BUILDING AREA:**  
 TOTAL FOOTPRINT: 14,851 GSF  
 TOTAL BUILDING AREA: 41,195 GSF

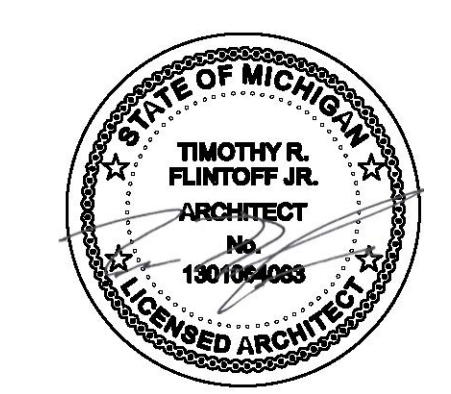
MAX LOT COVERAGE: NONE  
 MAX FAR: 0.70  
 PROPOSED LOT COVERAGE: 47%  
 PROPOSED FAR: 1.30 (VARIANCE REQUIRED)

**PARKING REQUIREMENTS:**  
 REQUIRED: 27 PARKING SPACES (0.75 x 36 RESIDENTIAL UNITS)  
 PARKING PROVIDED: 27 PARKING SPACES (INCL. 2 ACCESSIBLE)

**SETBACKS:**  
 FRONT YARD REQUIRED: 20'-0"  
 FRONT YARD PROVIDED: 18'-0" (ADMINISTRATIVE VARIANCE)  
 REAR YARD REQUIRED: 30'-0"  
 REAR YARD PROVIDED: 29'-8" (ADMINISTRATIVE VARIANCE)  
 SIDE YARD REQUIRED: (FORMULA A)  
 SIDE YARD PROVIDED: 104'-7" COMBINED (63'-1" + 41'-6")  
 MAX BUILDING HEIGHT: 35'-0"  
 PROPOSED BUILDING HEIGHT: 52'-0" (VARIANCE REQUIRED)

Project :  
 LINCOLN COMMONS  
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 DETROIT, MI 48208

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