

### Zoning Consistency Matrix Lincoln Landing Development

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Consistent</b>
Maximum Height	104 feet	89 feet at top of the tower elements	Yes
Maximum Density	65 residential dwelling unit (du)/acre	42 residential du/acre	Yes
Maximum Floor Area Ratio	1.5	1.22	Yes
<b>Minimum Yards</b>			
Front (along Foothill)	0-8 feet	Meanders between 6 and approximately 240 feet	Partially
Street Side	5 feet or 10% of the lot width up to 10 feet unless waived by the approving authority	10 feet along Hazel Avenue and Civic Center Drive	Yes
Rear	None	Meanders, 40 feet at closest	Yes
Open Space (Residential)	100 sq. ft. per du (with minimum 30 sq. ft. utilized for group open space – total 47,600 sq. ft. required with minimum 14,280 sq. ft. identified as group open space.	53,600 square feet with 44,000 identified as group open space in courtyards	Yes
<b>On-Site Parking</b>			
Parking	970	1,180	Yes, exceeds
Non-residential Parking	256 (1 per 315 sq. ft. of commercial development)	286	Yes, exceeds
Residential Parking	714 (1.5 per du with one covered)	894	Yes, exceeds