

R9A Districts – basic modifications

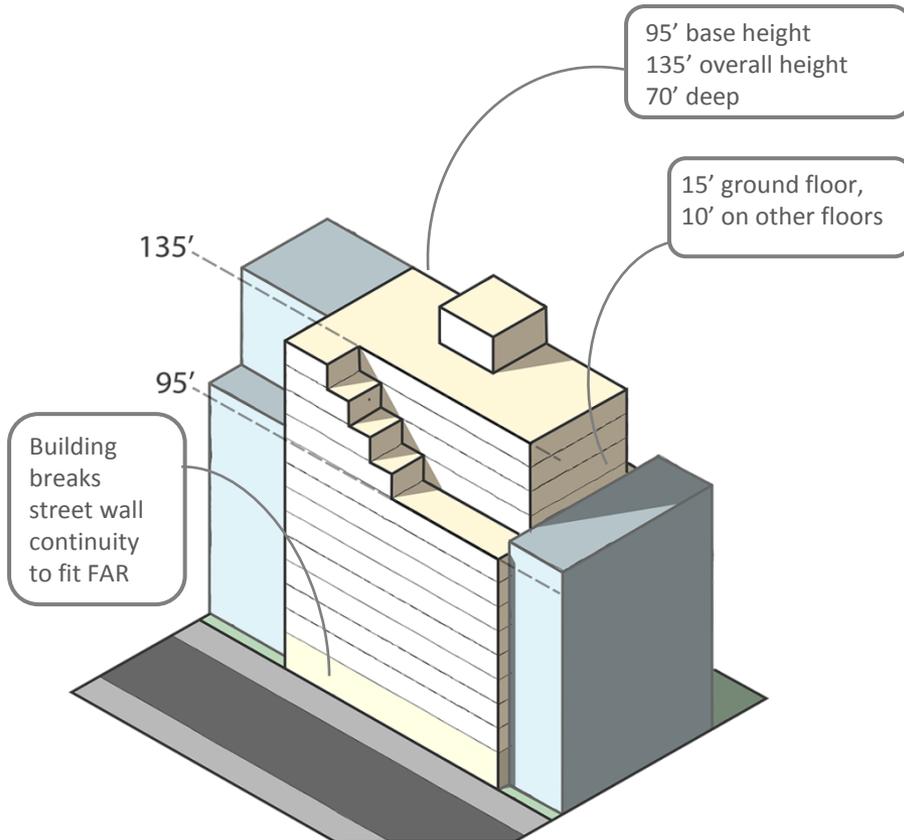
Narrow street

Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal building depth.

Permitted FAR: **7.52**
Achieved FAR: **7.52**

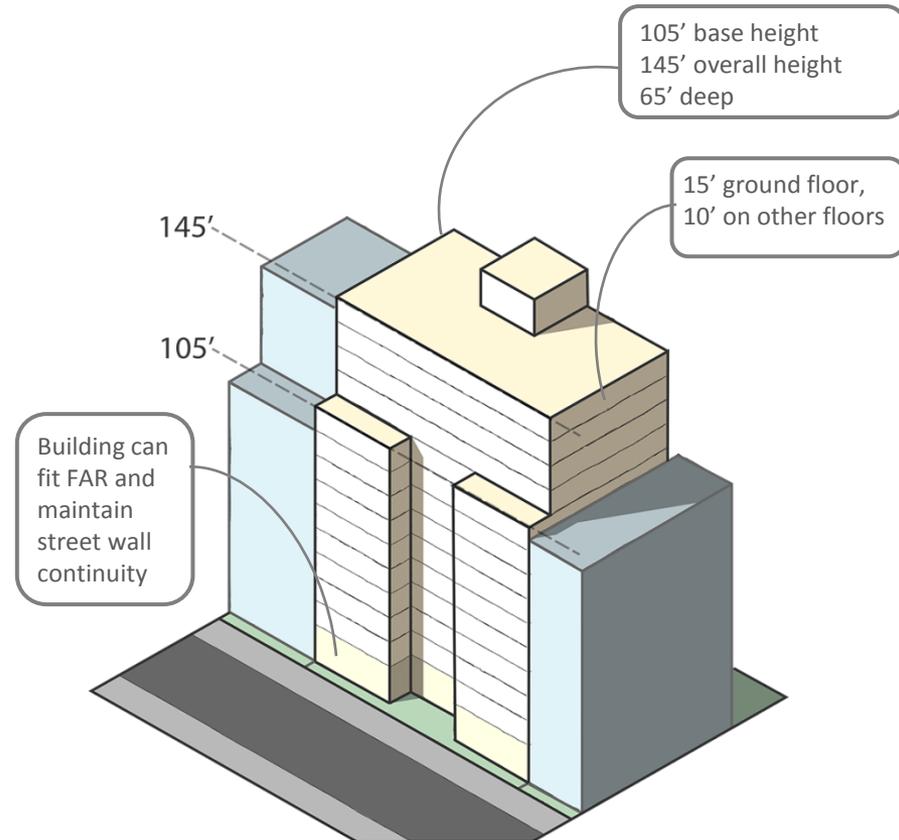
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **7.52**
Achieved FAR: **7.52**



Existing R9A envelope on narrow street, interior lot

Existing



Proposed R9A envelope on narrow street, interior lot

Proposed

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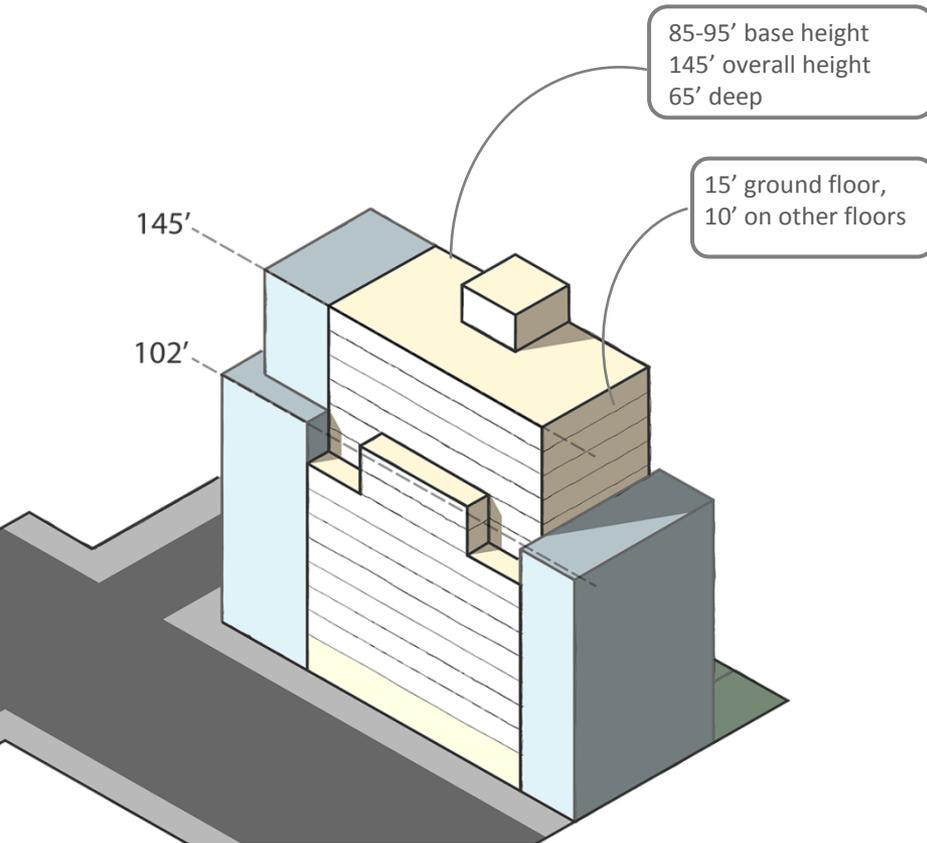
Wide street

Existing envelope can accommodate permitted FAR, but only with minimal articulation.

Permitted FAR: **7.52**
Achieved FAR: **7.52**

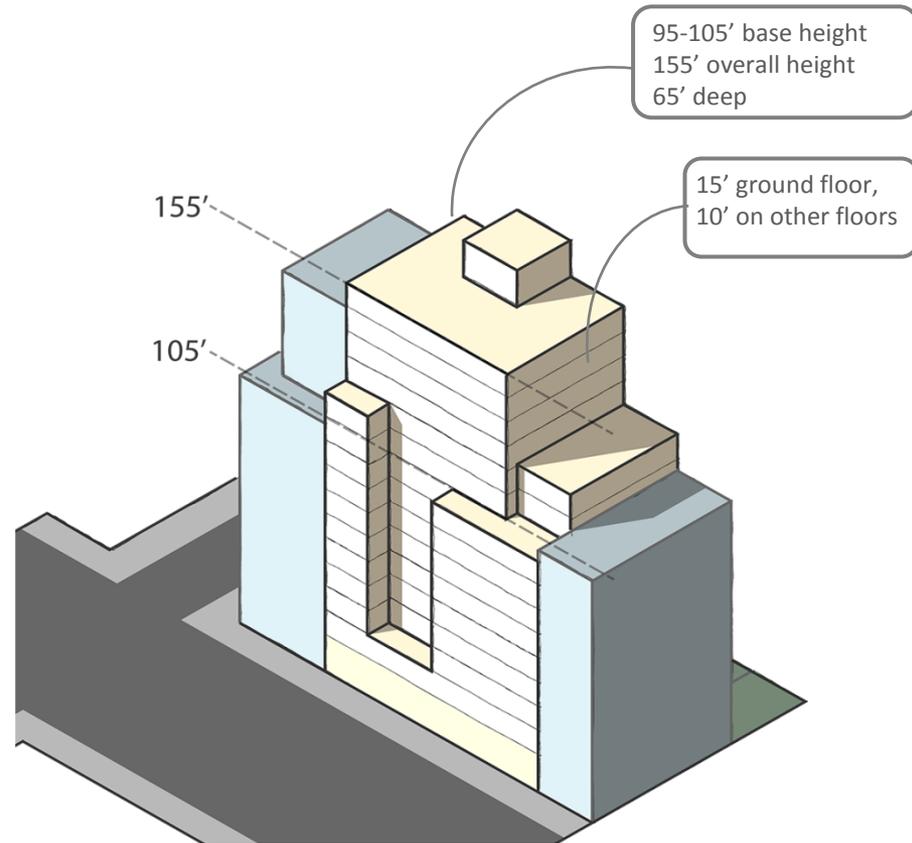
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **7.52**
Achieved FAR: **7.52**



Existing R9A envelope on wide street, interior lot

Existing



Proposed R9A envelope on wide street, interior lot

Proposed