



ZONING & PROJECT DATA		
ZONING DATA		
Property Information		
Folio:	35-3007-001-0161	
Property Address:	109 NW 90 ST DORAL FLORIDA	
Site Area:	Square Footage (sf)	Acres (ac)
Gross Area	66,142.00 sf	1.52 ac
Net Area	60,890.00 sf	1.40 ac
Existing Zoning:	GU	
Land Use:	MF-1	
Required Density	10 du/ac	15 units
Proposed Density	9 du/ac	14 units
REGULATORY GUIDELINES		
Building Setbacks	Required	Proposed
Front (NW 90th Street)	25'-0"	25'-9"
Rear (South)	25'-0"	25'-0"
Side Interior (East)	20'-25'	25'-5"
Side Interior (West)	20'-25'	25'-0"
Max. Building Coverage	70% 42,623 sf	24% 14,336 sf
Min. Open Space	30% 18,267 sf	55% 33,450 sf
Building Height	40'-0"	20'-0" (2 Stories)
PARKING		
Required Off-Street Parking	# DU or sf	# Spaces
Residential Uses		
Townhomes @ 2.0 sp/unit	14 units	28.0 sp
Grand Total Required :		28.0 sp
	Provided	Standard
Surface (Off-Street)	29 sp	1 sp
Grand Total Provided :		30 sp