

Comparative Zoning Analysis

Harbor/Pier Area	Old HCCSP Zone Area	Prior Legal Zoning /1 HARBOR/CIVIC CENTER SPECIFIC PLAN (HCCSP)			New CC Zone Area	Recommendation PLANNING COMMISSION January 17, 2008		
		Height	Stories	FAR		Height	Stories	FAR
Zone 1 - Not a Part of 0.35 FAR Avg								
Mole "B"	1	30	2	0.25	CC-4b	30	2	0.25
Seaside Lagoon	1	30	2	0.25	P-Pro	30	2	0.25
Veteran's Park	1	30	2	0.25	P-Pro	Not Evaluated		
Zone 2 - Not Part of 0.35 FAR Avg								
Pier Area	2b	30	2	PRP 2/	CC-1a	30	2	PRP 2/
Zone 2 - Part of 0.35 FAR Avg /3								
Parcel 10 (Octagon Building)	2a	30	2	0.35	CC-1b	40	2	0.65
Fun Factory	2a	30	2	0.35	CC-1a	30	2	0.65
International Boardwalk	2a	30	2	0.35	CC-1a	30	2	0.65
Pier Plaza (Upper Deck)	2c	30	2	0.35	CC-2a	30	2	0.65
Zone 3 - Part of 0.35 FAR Avg								
RBM Captain Kidd and South	3	38	2	0.35	CC-3a	37	1 & 2	0.65
RBM Captain Kidd to Doc's	3	38	2	0.35	CC-3a	37	1 & 2	0.65
RBM Doc's to Portofino Way	3	38	2	0.35	CC-3b	45	3	0.65
Port Royal Office & Parking	3	38	2	0.35	CC-4a	45	3	0.65
Triton Oil Site	3	38	2	0.35	CC-4a	45	3	0.65
Cheesecake Factory	3	38	2	0.35	CC-4a	45	3	0.65
Rest	3	38	2	0.35	CC-4a	45	3	0.65
Port Royal Parking	3	38	2	0.35	CC-4a	45	3	0.65
Blue Water Grill	3	38	2	0.35	CC-4a	45	3	0.65
Marina Cove - Offices	3	38	2	0.35	CC-4a	45	3	0.65
Marina Cove - Apartments	3	38	2	0.35	CC-4a	45	3	0.65
Marina Cove - Spectrum Center	3	38	2	0.35	CC-4a	45	3	0.65
Marina Cove - Boar Yard	3	38	2	0.35	CC-4a	45	3	0.65
SEA Lab	3	38	2	0.35	CC-4a	45	3	0.65
Harbor Cove Apts & Chart House	3	38	2	0.35	CC-4a	45	3	0.65
Parking Lot 13	3	38	2	0.35	CC-4a	45	3	0.65
Zone 4 - Part of 0.35 FAR Avg								
Portofino Hotel Complex	4a	45	3	0.35	CC-4a	45	3	0.65
Portofino Conference Center	4	30	2	0.35	CC-4a	45	3	0.65
Joe's Crab Shack	4	30	2	0.35	CC-4a	45	3	0.65
Mole "B" Access Road Only	4	30	2	0.35	CC-4b	30	2	0.25
Mole "A" and Access Road	4	30	2	0.35	CC-4b	30	2	0.25
Zone 5 - No Impact on FAR								
Outer Harbor Water Mooring Area		No Building Areas				Not Evaluated		
Zone 6 - Not a Part of 0.35 FAR Avg								
Gold's Gym	6a	75	5	2.25	CC-5a	15	1	2.25
Crown Plaza Office & Parking	6a	75	5	2.25	CC-5b	40	2	2.25
Crown Plaza Hotel	6a	75	5	2.25	CC-5c	60	5	2.25
Sunrise Hotel	6b	45	3	0.70		Not Evaluated		
Salvation Army Seniors Housing	6c	30	2	0.50		Not Evaluated		

Notes:

- 1) The so called "Existing Zoning" is a residual fragment from the failed Heart-of-the-City effort. It never had legal status and is not shown here.
- 2) Based on specific details in the PIER RECONSTRUCTION PLAN dated September 3, 1991
- 3) HCCSP Areas 2a, 2c, 3, 4 and 4a must not exceed a 0.35 FAR. Other HCCSP Zones are excluded from this FAR limit
- 4) Proposd staff CC- zoning numbering system reflects geographic areas and not zoning density levels as is usually the case.