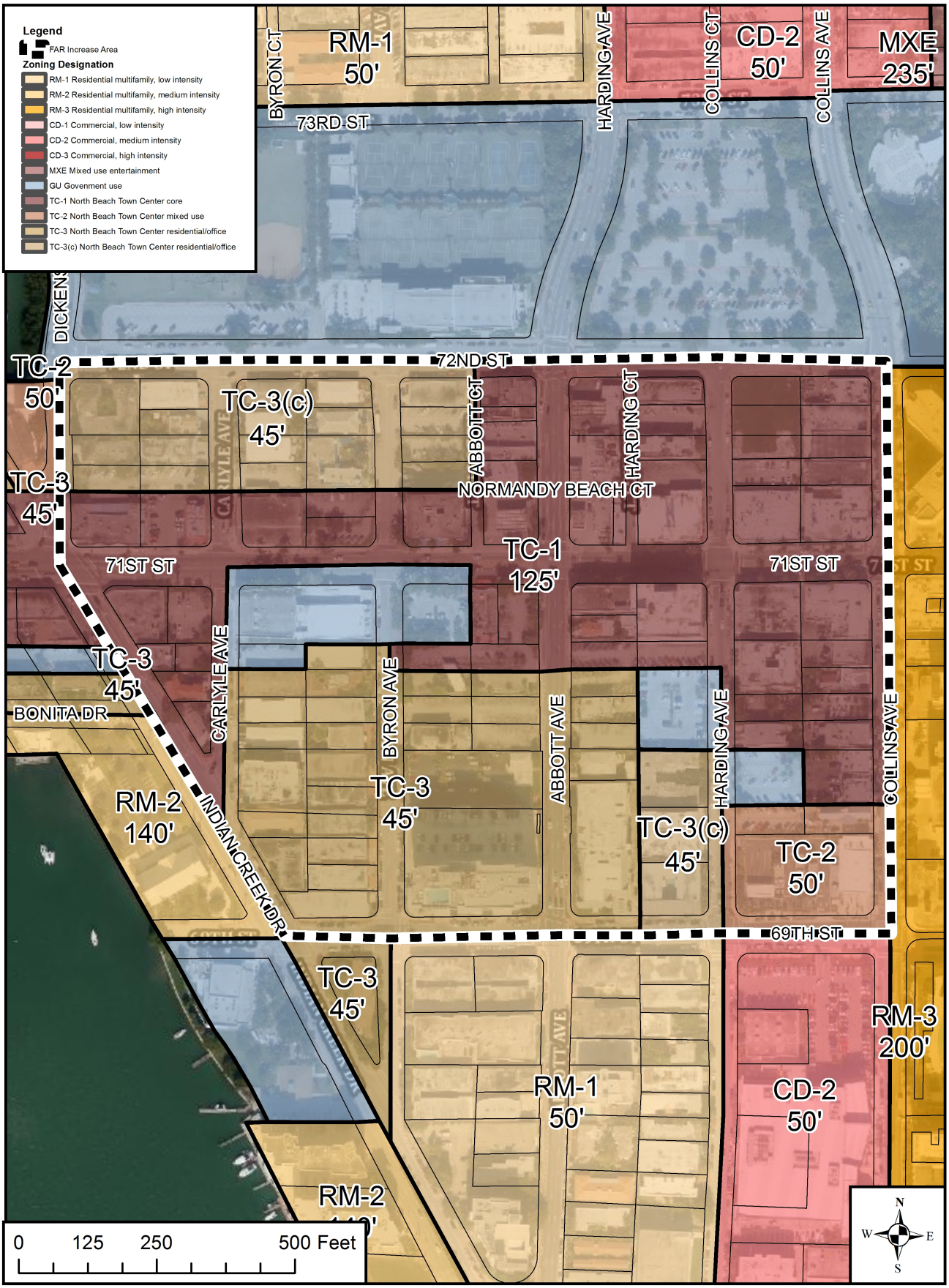
Legend
FAR Increase Area
Zoning Designation
RM-1 Residential multifamily, low intensity
RM-2 Residential multifamily, medium intensity
RM-3 Residential multifamily, high intensity
CD-1 Commercial, low intensity
CD-2 Commercial, medium intensity
CD-3 Commercial, high intensity
MXE Mixed use entertainment
GU Govenment use
TC-1 North Beach Town Center core
TC-2 North Beach Town Center mixed use
TC-3 North Beach Town Center residential/office
TC-3(c) North Beach Town Center residential/office
RM-1 50'
CD-2 50'
MXE 235'
BYRON CT
73RD ST
HARDING AVE
COLLINS CT
COLLINS AVE
DICKENS
72ND ST
TC-2 50'
TC-3(c) 45'
ABBOTT CT
HARDING CT
TC-3 45'
NORMANDY BEACH CT
71ST ST
TC-1 125'
71ST ST
CARLYLE AVE
TC-3 45'
BONITA DR
BYRON AVE
ABBOTT AVE
HARDING AVE
COLLINS AVE
RM-2 140'
INDIAN CREEK DR
TC-3 45'
TC-3(c) 45'
TC-2 50'
69TH ST
TC-3 45'
RM-3 200'
RM-1 50'
CD-2 50'
RM-2
0 125 250 500 Feet
N
W E
S