Zoning Comparison Table

	Permitted/Required					
	Existing Zoning		Proposed Zoning			
	ZR Section #	M3-1 district	ZR Section #	M1-4 district	ZR Section #	C6-2/MIH district (R8 equivalent)
USE GROUPS	42-10	6-14, & 16-18	42-10	4-14, 16 & 17	32-10	1 - 12
Maximum FAR (Total)		2.00		6.50		7.2
Residential	Not Permitted	0.00	Not Permitted	0	62-322 & 23-154	7.2*
Community Facility	Not Permitted	0.00	43-122	6.5	33-123	6.5
Commercial	43-12	2.00	43-12	2	33-122	6.0
Manufacturing	43-12	2.00	43-12	2	Not Permitted	Not Permitted
YARDS						
Front Yard	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	43-25	None Required	43-25	None Required	33-25 & 23-462(c)	None Required
Rear Yard	43-26	20 ft	43-26	20 ft	33-26, 23-47 & 62-332	20 ft (Commercial) 30 ft (Residential) 40 ft waterfront yards
Open Space	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A	N/A	62-322	70%
HEIGHT AND SETBACKS						
Maximum Height of Front Wall / Base Height	43-43	60 ft	43-43	60 ft	62-341(c)(1)	70 ft
Maximum Building Height	43-43 62-341(c)(2)	No Limit** 110 ft	43-43	No Limit**	62-341(c)(2)	210 ft
Sky Exposure Plane	43-43	2.7:1 (NS) 5.6:1 (WS)	43-43	2.7:1 (NS) 5.6:1 (WS)	N/A	N/A
Setbacks from Narrow Streets	43-43	20 ft	43-43	20 ft	62-341(a)(2)	15 ft
Setbacks from Wide Streets	43-43	15 ft	43-43	15 ft	62-341(a)(2)	10 ft
DENSITY	N/A	N/A	N/A	N/A	23-22	680
PARKING AND LOADING						
Parking	44-21	Depends on use	44-21	Depends on use	36-33, 25-23 & 25-251 36-21	Residential (Market Rate): 40% of D.U. Residential (IH w/i Transit Zone): None Required Commercial: By use
Loading	44-52	Depends on use	44-52	Depends on use	36-62	Depends on use

*Base floor area ratio pursuant to 23-154 is 5.4

**Governed by sky exposure plane