2080 McDonald Avenue

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (M1-1)		Existing Zoning (R5B)		Proposed Zoning (C4-4L) (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R5B	ZR Section #	C4-4L
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	32-10	1-6, 8-10, 12
Maximum FAR	43-122	2.4	24-11	2	35-30/23-154*	4.6
Residential	n/a	n/a	23-142	1.35	35-30/23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	23-144	1.95	35-012/23-155	5.01
Community Facility	43-122	2.4	24-111	2	35-30/33-121	4
Commercial	43-12	1	n/a	n/a	35-30/33-121	4
Commercial and Community Facility	43-122	2.4	n/a	n/a	35-30/33-121	4
Manufacturing	43-12	1	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-45	5 feet	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	23-461	8 feet	33-25/23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-631(e)	n/a	35-65/35-23/23-662	40' (25' on McDonald Ave.)
Maximum Base Height	43-43	30'/2-Stories	23-631(e)	30'	35-65/35-23/23-664*	75' (65' on McDonald Ave.)
Maximum Building Height	43-43	Sky Exposure Plane	23-631(e)	33'	35-65/35-23/23-664*	95-feet/9-Stories (105' on McDonald Ave.)
Maximum Height of Front Wall	43-43	30'/2-Stories	23-631(e)	30'	35-65/35-23/23-664*	75'
Sky Exposure Plane	43-43	1:1 (narrow st.)/ 1:1 (wide corridor)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	n/a	n/a	35-65/35-23/23-662	15'
Setbacks from Wide Streets	43-43	15'	n/a	n/a	35-65/35-23/23-662	10' (15' on McDonald Ave.)
OPEN SPACE						
Minimum Open Space Ratio	n/a	n/a	23-142	45%	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-142	55%	35-23 -> 23-153	65%
Corner Lot	n/a	n/a	23-142	55%	35-23 -> 23-153	100% (Corner)
DENSITY						
Affordable Dwelling Units	n/a	n/a	23-22	900 sf/DU	35-40/23-22	680 sf/DU
PARKING						
Residential	n/a	n/a	25-23	66%	36-33/25-23	50%
Commercial	44-20	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)	36-33/12-10/25-251	None**
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None**
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	75%	36-33/12-10/25-253	25%
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	44-60/36-70	n/a	25-80	1 per 2 dwelling units	36-711	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	44-60/36-70	n/a	25-80	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60/36-70	By Use	n/a	n/a	36-711	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90

**None in Transit Zone