ZONING COMPARISON TABLE

	Permitted/Required			
	Existing Zoning M1-2		Proposed Zoning M1-4A	
	ZR Section #	M1-2	ZR Section #	M1-4A
USE GROUPS	42-10 & 42-20	I, III(B), IV-IX & X*	42-10 & 42-20	I, III(B), IV-IX & X*
Maximum FAR (Total)				
Residential	NOT PERMITTED	0.00	NOT PERMITTED	0.00
Community Facility	43-122	4.80	43-132	5.00
Commercial / Manufacturing	43-12	2.00	43-132	5.00
OPEN SPACE	N/A	N/A	N/A	N/A
LOT COVERAGE	N/A	N/A	N/A	N/A
DENSITY	N/A	N/A	N/A	N/A
YARDS				
Front Yard	N/A		N/A	
Side Yard	43-25	N/A	43-25	N/A
Rear Yard / Rear Yard Equivalent	43-28(A)	NOT REQUIRED	43-28(B)	NOT REQUIRED
HEIGHT AND SETBACK				
Maximum Height of Front Wall	43-43	60FT OR 4 STORIES	N/A	N/A
Maximum Building Height	43-43	NO LIMIT**	N/A	N/A
Sky Exposure Plane	43-43	2.7:1	N/A	N/A
Setbacks from Narrow Streets	43-43	20FT	N/A	N/A
Setbacks from Wide Streets	43-43	15FT	N/A	N/A
Alternate HEIGHT AND SETBACK				
Maximum Height of Front Wall	43-44	60FT	N/A	N/A
Maximum Building Height	43-44	NO LIMIT**	N/A	N/A
Sky Exposure Plane	43-44	3.7:1	N/A	N/A
Front Open Area, Narrow Streets	43-44	15FT	N/A	N/A
Front Open Area, Wide Streets	43-44	10FT	N/A	N/A
A SUFFIX HEIGHT AND SETBACK				
Maximum Base Height	N/A	N/A	43-46	125FT
Maximum Building Height	N/A	N/A	43-46	193.75FT***
Setbacks from Narrow Streets	N/A	N/A	43-46	15FT
Setbacks from Wide Streets	N/A	N/A	43-46	10FT
PARKING AND LOADING				
Parking	44-20	DEPENDS ON USE	44-20	NONE REQUIRED
Loading	44-52	DEPENDS ON USE	44-52	DEPENDS ON USE

*Uses subject to certain limitations with respect to size, location and other conditions.

**Governed by the sky exposure plane.

***For zoning lots with a lot area greater than or equal to 20,000 sf, a building may exceed the maximum building height by 25%.