Zoning Comparison Table

	Permitted/Required			
	Permitted - R7-1		Permitted per proposed rezoning to R8	
	ZR Section #	R7-1	ZR Section #	R8
USE GROUPS	22-10	1,2,3,4	22-10	1,2,3,4
Maximum FAR (Total)				
Residential	23-22	4.00, 5.01 (QAH)*[1]	23-22	7.20, 8.64 (QAH)*[1]
Community Facility	24-11	4.80	24-11	6.50
Commercial	NA	NA	NA	NA
Commercial and Community Facility	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
YARDS				
Front Yard	23-322	None Required	23-322	None Required
Side Yard	23-334	None Required	23-334	None Required
Rear Yard	23-342	Min. 20'	23-342	Min. 20'
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	40'*[1]	23-432	60'*[1]
Maxiumum Base Height	23-432	75', 85' (QAH)*[1]	23-432	95', 105' (QAH)*[1]
Maximum Building Height	23-432	85', 115' (QAH)*[1]	23-432	135', 145' (QAH)*[1]
Minimum Setback Distance	23-433	10'*[1]	23-433	10'*[1]
DENSITY				
Maximum Number of Dwelling Units	23-52	680 Dwelling Unit Factor	23-52	680 Dwelling Unit Factor
SKY EXPOSURE PLANE*[2]				
Minimum Open Space Ratio	23-732	15.5-25.5 (HF)	23-732	5.9-11.9 (HF)
Maximum Floor Area Ratio	23-732	0.87-3.44 (HF)	23-732	0.94-6.02 (HF)
Maximum Street Wall Height	23-736	60' (HF)	23-736	85' (HF)
Sky Exposure Plane - Narrow Street	23-736	2.7:1 (HF)	23-736	2.7:1 (HF)
Sky Exposure Plane - Wide Street	23-736	5.6:1 (HF)	23-736	5.6:1 (HF)
Setbacks from Narrow Streets	23-736	20 ft (HF)	23-736	20 ft (HF)
Setbacks from Wide Streets	23-736	15 ft (HF)	23-736	15 ft (HF)
PARKING AND LOADING				
Residential	25-12/25-13/25-16/25-17/25-211	Max. 200 spaces*[3], 0 required*[4]	25-12/25-13/25-16/25-17/25-211	Max. 200 spaces*[3], 0 required*[4]
Community Facility	25-12/25-13/25-18/25-19/25-31	Max. 150 spaces*[3], 0 required*[4]	25-12/25-13/25-18/25-19/25-31	Max. 150 spaces*[3], 0 required*[4]
Commercial	25-12/25-13/25-18/25-19/25-31	Max. 150 spaces*[3], 0 required*[4]	25-12/25-13/25-18/25-19/25-31	Max. 150 spaces*[3], 0 required*[4]
Loading	25-72	None	25-72	None
Enclosed Bicycle Parking (Use group 2)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Enclosed Bicycle Parking (Use group 3, 4)	25-811	1 per 10,000 SF	25-811	1 per 10,000 SF

*1 Within 100' of a Wide Street
*2 Optional provisions, where elected, supercede FAR provisions set forth in ZR 23-22
*3 May contain additional spaces not to exceed 50% the maximum, pursuant to the requirements as set forth in ZR 25-13
*4 Within Inner Transit Zone

QAH = Qualifying Affordable Housing / Qualifying Senior Housing
HF = Height Factor