1550 Bedford Avenue Rezoning
Project ID No. 2026K0123
Zoning Comparison Table
June 30, 2026

	C8-2 Existing Zoning		R9A/C2-4 (MIH) Proposed Zoning	
	ZR Section #	**C8-2**	**ZR Section #**	**R9A/C2-4 (MIH)**
USE GROUPS				
Permitted Use Groups	32-10	I, III-X	22-10 / 32 -10	I-IV, VI-X
MAXIMUM FAR				
Residential	n/a	n/a	35-22 / 23-22	9.02
Community Facility	33-123	4.8	33-121	7.5
Commercial	33-122	2.0	33-121	2.0
Commercial and Community Facility	33-123	4.8	33-121	7.5
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None or 5' with average width of 8'	35-52/23-335/33-25	None or 5' (Residential or mixed), None or 5' with an average width of 8' (Non-residential)
Minimum Rear Yard	33-301	None	33-301/23-344(a)	None
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	35-632/23-432	60'
Maximum Base Height	33-432	60' or 4-Stories	35-632/23-432	135'
Maximum Building Height	33-432	Sky Exposure Plane	35-632/23-432	185'
Sky Exposure Plane	33-432	2.7 to 1 (narrow), 5.6 to 1 (wide)	23-43	n/a
Setbacks from Narrow Streets	33-432	20'	23-43	15'
Setbacks from Wide Streets	33-432	15'	23-43	10'
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80% (Residential)
Corner Lot	n/a	n/a	23-362	100% (Residential)
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU
PARKING				
Residential	n/a	n/a	25-22	12%, waiver if 40 or fewer spaces required
Commercial	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	0%
Qualifying Senior Housing	n/a	n/a	25-222	0%
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG II)
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	36-711	By Use
LOADING				
Commercial	36-62	By Use	36-62/25-72	By Use