			Existing C6-1 (DB) (R7-2 Equivalent)		Proposed C6-4 (DB) (R10 Equivalent)		Proposed C6-6 (DB) (R10 Equivalent)	
			ZR #	Permitted / Required	ZR #	Permitted / Required	ZR #	Permitted / Required
Permitted Uses			32-10	UG 1-12	32-10	UG 1-12	32-10	UG 1-12
FAR								
Commercial			33-122	6.0	33-122	10.0	101-21(d)	15.0
Community Facility			33-123	6.5	33-123	10.0	101-21(d)	15.0
Manufacturing			not applicable		not applicable		not applicable	
Residential	Height Factor		101-21(b)	3.44	34-112 → 23-152	10.0	101-21(d)	9.0
	Quality Housing	*within 100' of a wide st.*	101-21(b) → 23-153	4.0	34-112 → 23-153	10.0	101-21(d)	9.0
		beyond 100' of a wide st.		3.44				
	Inclusionary Housing	*within 100' of a wide st.*	101-20 → 23-154	Base: 3.45 | Max: 4.6	34-112 → 23-154	12.0 (MIH)	101-21(d)	12.0 (MIH)
		beyond 100' of a wide st.		Base: 2.7 | Max: 3.6 (4.6 for MIH)				
LOT SIZE								
Minimum Lot Area			not applicable		not applicable		not applicable	
Minimum Lot Width								
LOT COVERAGE								
Maximum Lot Coverage	Standard		101-21	Interior / through lot: 65% Corner lot: 100%	not applicable		not applicable	
	Quality Housing		101-21 → 23-153		23-153	Interior / through lot: 70% Corner lot: 100%	23-153	Interior / through lot: 70% Corner lot: 100%
	Tower (above 150')		101-223(c)	Max: 40%	101-223(c)	Max: 40%	101-223(c)	Max: 40%
YARDS								
Minimum Front Yard			not applicable		not applicable		not applicable	
Side Yards Required			33-25	None	33-25	none	33-25	none
Minimum Side Yard Width			33-25	0 or 8 ft	33-25	0 or 8 ft	33-25	0 or 8 ft
Minimum Rear Yard (Commercial)			33-26	20 ft	33-26	20 ft	33-26	20 ft
Minimum Rear Yard (Residential)			23-53	30 ft / rear yard equivalent	23-53	30 ft / rear yard equivalent	23-53	30 ft / rear yard equivalent
HEIGHT & SETBACK								
Base Height	Standard	*within 100' of a wide st.*	101-222	Max: 150 ft	101-222 → 23-662, 23-664	Min: 125 ft | Max: 155 ft	101-222	Max: 150 ft
		beyond 100' of a wide st.		Max: 125 ft		Min: 60 ft | Max: 125 ft (155 ft for MIH)		Max: 125 ft
	Tower		101-223	Max: 85 ft	101-223	Max: 85 ft	101-223	Max: 85 ft
Maximum Building Height	Standard	*within 100' of a wide st.*	101-222	210 ft	101-222 → 23-662, 23-664	210 ft | 230 ft (MIH) QGF*: 215 ft / 21 stories QGF* (MIH): 235 ft / 23 stories	101-222	250 ft
		beyond 100' of a wide st.		185 ft		185 ft | 210 ft (MIH) QGF* (MIH): 215 ft / 21 stories		
	Tower		101-223	495 ft	101-223	Unlimited	101-223	Unlimited
Setbacks from Wide Streets			101-222, 101-223	10 ft	101-222, 101-223	10 ft	101-222, 101-223	10 ft
Setbacks from Narrow Streets			101-222, 101-223	15 ft	101-222, 101-223	15 ft	101-222, 101-223	15 ft
PARKING								
Commercial			36-21	Depends on use; typically none required	36-21	Depends on use; typically none required	36-21	Depends on use; typically none required
Community Facility								
Manufacturing			not applicable		not applicable		not applicable	
Residential	Individual Facility		not applicable		not applicable		not applicable	
	Group Facility		101-50	20% of total residences	101-50	20% of total residences	101-50	20% of total residences
LOADING								
Commercial			36-62	Depends on use	36-62	Depends on use	36-62	Depends on use
Community Facility								
Manufacturing			not applicable		not applicable		not applicable	

* QGF means qualifying ground floor.