Atlantic Avenue Mixed-Use Plan: Zoning Comparison Table (Proposed)

	Permitted/Required							
	Proposed							
Zoning Requirement	**ZR Section #**	**M1-3A**	**R6A/C2-4**	**M1-1A/R6B (MIH)**	**M1-2A/R6A (MIH)**	**C4-3A (MIH)**	**R7A (MIH)**	**R7A/C2-4 (MIH)**
USE GROUPS	22-10, 32-10, 42-10	III-X	I-X (IX and X vary by use)	I-X	I-X	I-X (IX and X vary by use)	I-IV	I-X (IX and X vary by use)
FAR								
Residential	23-10, 146-20	N/A	3.0	2.4*	3.9*	3.9*	5.01*	4.6
Community Facility	24-10, 33-10, 146-20	4.0	3.0	2.0**	3.0***	3.0	4.0	4.0
Commercial	33-10, 146-20	4.0	2.0	2.0**	3.0***	3.0	N/A	2.0
Manufacturing	43-10, 146-20	4.0	N/A	2.0**	3.0***	N/A	N/A	N/A
YARDS								
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard	23-40, 33-20, 43-20	20 ft	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential (optional within 30 feet of elevated rail line)	30 ft residential, 20 ft non-residential	30 ft	30 ft residential, 20 ft non-residential
Lot Coverage (corner/interior lot)	23-145	N/A	100%/65%	100%/60%	100%/65%	100%/65%	100%/70%	100%/70%
HEIGHT AND SETBACKS								
Required street wall setback along Atlantic Ave and Bedford Ave	146-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum - Maximum Height of Front Wall	60, 33-40, 43-40, 146	95 ft	40-60 ft (65 ft w/ QGF)	30-40 ft (45 ft w/ QGF)**	40-60 ft (65 ft w/ QGF)***	40-60 ft (65 ft w/ QGF)	40-75 ft	40-75 ft
Maximum Building Height (wide/narrow street for Quality Housing)	23-60, 33-40, 43-40	125 ft	70 ft (75 ft w/ QGF)	55 ft** (25% increase for lots greater than 20,000 sf)	95 ft*** (25% increase for lots greater than 20,000 sf)	90 ft (95 ft w/ QGF)*	90 ft (95 ft w/ QCF)	90 ft (95 ft w/ QCF)
Sky Exposure Plane	23-60, 33-40, 43-40	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks from Narrow Street	23-60, 33-40, 43-40	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Setbacks from Wide Streets	23-60, 33-40, 43-40	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
DENSITY	23-22	N/A	680	680	680	680	680	680
PARKING AND LOADING								
Parking - Residential	25-20, 146-30	N/A	50% DU (none required for IRHU)	50% DU (none required for IRHU)	None required*	None required*	50% DU (none required for IRHU)	50% DU (none required for IRHU)
Parking - Commercial	36-62	1 per 1,000 SF	N/A	N/A	None required*	1 per 1,000 SF	None required	1 per 1,000 SF
Parking - Manufacturing	44-20	1 per 300 SF	N/A	N/A	None required*	None required*	None required	N/A
Loading	36-60	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use

*Underlying regulation is modified by the Special District in alignment with City of Yes Housing Opportunity text amendment

**For mixed-use buildings in M1-1A/R6B districts, the Special District would allow a total FAR of 3.0, an increase in the base height to 65 ft and an increase in the building height to 95 ft

***For mixed-use buildings in M1-2A/R6A districts, the Special District would allow a total FAR of 5.0, an increase in the base height to 95 ft and an increase in the building height to 125 ft

	Permitted/Required							
	Proposed							
Zoning Requirement	**ZR Section #**	**R7-2 (MIH)**	**C4-5D (MIH)**	**R7D (MIH)**	**M1-3A/R7D (MIH)**	**C6-3A (MIH)**	**M1-4A/R9A (MIH)**	**C6-3X (MIH)**
USE GROUPS	22-10, 32-10, 42-10	I-IV	I-X (IX and X vary by use)	I-IV	I-X	I-X (IX and X vary by use)	I-X	I-X (IX and X vary by use)
FAR								
Residential	23-10, 146-20	4.6	5.6	5.6	5.6	9.02* (25% increase if providing public open space subject to CPC authorization)	9.02* (25% increase if providing public open space subject to CPC authorization)	10.8* (25% increase if providing public open space subject to CPC authorization)
Community Facility	24-10, 33-10, 146-20	6.5	4.2	4.2	4.2	7.5	7.5	9.0
Commercial	33-10, 146-20	N/A	4.2	N/A	4.0	6.0	5.0	6.0
Manufacturing	43-10, 146-20	N/A	N/A	N/A	4.0	N/A	5.0	N/A
YARDS								
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard	23-40, 33-20, 43-20	30 ft	30 ft residential, 20 ft non-residential	30 ft	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential (optional within 30 feet of elevated rail line)	30 ft residential, 20 ft non-residential
Lot Coverage (corner/interior lot)	23-145	100%/65%	100%/65%	100%/70%	100%/65%	100%/70%	100%/70%	100%/70%
HEIGHT AND SETBACKS								
Required street wall setback along Atlantic Ave and Bedford Ave	146-20	N/A	Minimum 20-foot sidewalk*	N/A	N/A	Minimum 20-foot sidewalk*	Minimum 20-foot sidewalk*	Minimum 20-foot sidewalk*
Minimum - Maximum Height of Front Wall	60, 33-40, 43-40, 146	75 ft	95 ft	95 ft	60-95 ft	60-135 ft*	60-135 ft*	60-155 ft*
Maximum Building Height (wide/narrow street for Quality Housing)	23-60, 33-40, 43-40	135 ft	125 ft*	115 ft	125 ft* (25% increase for lots greater than 20,000 sf)	180 ft (185 ft w/ QGF) on a wide street*	185 ft* (25% increase for lots greater than 20,000 sf)	215 ft
Sky Exposure Plane	23-60, 33-40, 43-40	Begins at 60 ft	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks from Narrow Street	23-60, 33-40, 43-40	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Setbacks from Wide Streets	23-60, 33-40, 43-40	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
DENSITY	23-22	680	680	680	680	680	680	680
PARKING AND LOADING								
Parking - Residential	25-20, 146-30	50% DU (none required for IRHU)	None required*	50% DU (none required for IRHU)	None required*	None required*	None required*	None required*
Parking - Commercial	36-62	N/A	1 per 1,000 SF	N/A	None required	None required	None required	None required
Parking - Manufacturing	44-20	N/A	N/A	N/A	None required	N/A	None required	None required
Loading	36-60	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use

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**For mixed-use buildings in M1-1A/R6B districts, the Special District would allow a total FAR of 3.0, an increase in the base height to 65 ft and an increase in the building height to 95 ft

***For mixed-use buildings in M1-2A/R6A districts, the Special District would allow a total FAR of 5.0, an increase in the base height to 95 ft and an increase in the building height to 125 ft