Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	R4-1	ZR Section #	R6A (MIH)
USE GROUPS	22-10	1 to 4	22-10	2 to 4
MAXIMUM FAR (TOTAL)				
Residential	23-142	0.75 / 0.90*	23-154	3.60
Community Facility	24-11	2.00	24-11	3.00
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
YARDS				
Front Yard	23-45	10'-0"	23-45	not req.
Side Yard	23-461 (1)	8'-0"	23-46	not req.
Side Yard Adjacent to R1-R5	NA	NA	23-51	8'-0"
Rear Yard	23-47	30'-0"	23-47	NA
OPEN SPACE				
Lot Coverage - Corner	23-142	NA	23-153	100%
Lot Coverage - Interior	23-142	NA	23-153	65%
HEIGHT AND SETBACKS				
Minimum Height of Front Wall	NA	NA	23-664	40'-0"
Maximum Height of Front Wall	23-631(b)	25'-0"	23-664	65'-0"
Maximum Building Height	23-631(b)(1)	35'-0"	23-664	80'-0"
Sky Exposure set back -base Plane	NA	NA	NA	NA
Setbacks from Narrow Streets	NA	NA	23-662	15'-0"
Setbacks from Wide Streets	NA	NA	23-662	10'-0"
DENSITY				
Density Factor	23-22	870	23-22	680
PARKING AND LOADING				
Parking	25-23, 23-251	1 per DU, 50% for Income Restricted	25-23, 25-251	50% of DU, 25% OF DU for Income Restricted
Loading	NA	NA	NA	NA

* Up to 0.90 FAR permitted for attic allowance.