Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning		Proposed Zoning			
	ZR Section #	M3-1 district	ZR Section #	M1-5 district	ZR Section	M1-4/R6A (MX-8) & MIH
USE GROUPS	42-12, 43-13	6-14, 16-18	42-11, 42-12	4, 6-14, 16-18	123-20	1-14, 16-18 *
Maximum FAR (Total)	43-12	2.0	N/A	6.5	123-60, 23-154	3.6
Residential	N/A	N/A	N/A	N/A	23-154	3.6
Community Facility	N/A	N/A	43-122	6.5	24-11	3.0
Commercial	43-12	2.0	43-12	5.0	43-12	2.0
Manufacturing	43-12	2.0	43-12	5.0	43-12	2.0
YARDS						
Front Yard	43-304	20 Ft	N/A	N/A	N/A	N/A
Side Yard	43-25	None/Min 8 Ft	43-25	None/Min 8 Ft	None/Min 8 Ft	None/Min 8 Ft
Rear Yard	43-26	20 Ft	43-26	20 FT	23-47, 43-26	30 ft for Res. / 20 Ft. for other uses
Open Space	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A	N/A	123-64(b)	N/A
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	43-43	60 Ft	43-43	85 Ft	23-664	65 Ft
Maximum Building Height	43-43	None	43-43	None	23-664	85 Ft
Sky Exposure Plane	43-43	2.7 to 1	43-43	2.7 to 1	N/A	N/A
Setbacks from Narrow Streets	43-43	20 Ft	43-43	20 Ft	23-664	15 Ft
Setbacks from Wide Streets	43-43	15 Ft	43-43	15 Ft	23-664	10 Ft
DENSITY	NA	NA	NA	NA	23-22	Res ZFA / 680 factor
PARKING AND LOADING						
Parking	44-21	Varies by use	44-21	None	25-21, 25-22	25% for income restricted DU's, 50% for other DU's
Loading	44-52	Varies by use	44-52	Varies by use	44-52	Varies by use

Notes:

M3-1

Large retailers in UG 10 are generally not permitted

M1-5:

Large retailers in UG 10 are generally permitted only by special permit

Transient hotels in UG 5 are permitted by special permit

UG 18 is permitted provided M1 performance standards are met

M1-4/R6A (MX-8):

Certain manufacturing uses are not permitted in MX districts