Zoning Comparison Table

	Permitted/Required						
	Existing Zoning				Proposed Zoning		
	ZR Section #	M1-4	ZR Section #	C2-8	ZR Section #	C2-8 MIH	C4-6 MIH
USE GROUPS	42-11, 42-12	4*-14, 16-17	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14	1-6, 8-10, 12
Maximum FAR (Total)							
Residential	Not Permitted	N/A	23-154 (a)	12.00	23-154(d)	12.00	12.00
Community Facility	43-122	6.50	33-123	10.00	33-123	10.00	10.00
Commercial	43-12	2.00	33-122	2.00	33-122	2.00	3.40
Manufacturing	43-12	2.00	Not Permitted	N/A	Not Permitted	0.00	0.00
YARDS							
Front Yard	N/A	N/A	N/A	N/A	23-45		
Side Yard	43-25	None or Min 8 ft	33-25, 23-46, 24-35	None or Min 8 ft	33-25, 23-46, 24-35	None or Min 8 ft	None or Min 8 ft
Rear Yard	43-26	20 ft(C/CF)	33-26, 23-47, 24-36	20 ft(C/CF), 30ft(R/CF)	33-26, 23-47, 24-36	20 ft(C/CF), 30 ft(R/CF)	20 ft(C/CF), 30 ft(R/CF)
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT AND SETBACKS							
Maximum Height of Front Wall	43-43	60 ft or 4 stories	33-432, 23-641	85 ft or 9 stories	23-641, 33-432	85 ft or 9 stories	85 ft or 9 stories
Maximum Building Height	43-43	SEP	33-432, 23-641	No Limit	23-641, 33-432	No Limit	No Limit
Tower Regulations - Maximum Building Height	43-45	No Limit	33-453, 35-64, 23-65	No Limit	23-65, 35-64, 33-453	No Limit	No Limit
SEP from Narrow Streets	43-43	2.7:1 ratio	33-432, 23-641	2.7:1 ratio	23-641, 33-432	2.7:1 Ratio	2.7:1 Ratio
SEP from Wide Streets	43-43	5.6:1 ratio	33-432, 23-641	5.6:1 ratio	23-641, 33-432	5.6:1 Ratio	5.6:1 Ratio
Setbacks from Narrow Streets	43-43	20 ft	33-432, 23-641	20 ft	23-641, 33-432	20 ft	20 ft
Setbacks from Wide Streets	43-43	15 ft	33-432, 23-641	15 ft	23-641, 33-432	15 ft	15 ft
PARKING AND LOADING							
Parking	44-20	None required	13-10, 25-31	None required	13-10, 25-31	None required	None required
Loading	44-52	Depends on use	36-62 & 25-72	Depends on use	25-72, 36-62	Depends on use	Depends on use

* = UG 4 limited to state-approved health facilities before 7/10/1974, ambulatory diagnostic or treatment health care, and houses of worship

C = Commerical

R = Residential

CF = Community Facility