Zoning Comparison Table

	Permitted/ Required			
	Existing R7-2		Proposed R7-2/C2-4	
Zoning Requirement	**Zoning Sections**	**Existing R7-2**	**Zoning Sections**	**Proposed R7-2/C2-4**
Use Group	22-00 (62-12)	UGs I, II, & III	22-00 (62-12)	UGs I - III
			32-00 (62-12)	UGs II - IV, VI - X
FAR				
Residential FAR (Standard/Qualifying Affordable Housing)	23-20 (62-322)	3.44/5.01	23-20 (62-322)	3.44/5.01
Community Facility FAR	24-10 (62-323)	6.5	24-10 (62-323)	6.5
Commercial FAR			35-31 (62-324)	2.00
Manufacturing FAR				
Yards				
Front yard	23-322 (62-321)	None required	35-51 (62-331)	None required
Side yard	23-335 (62-321)	None required	35-52 (62-331	None required
Rear yard	62-332	40'	62-332	40'
Height and Setback				
Maximum Base Height	62-343	85'	62-343	85'
Minimum height of Street wall	62-343	35'	62-343	35'
Maximum building height	62-343	315'	62-343	315'
Sky exposure plane	N/A	N/A	N/A	N/A
Setback from shore public walkway	62-343	30'	62-343	30'
Open space	62-53	40' shore public walkway	62-53	40' shore public walkway
Lot coverage (residential building)	23-362 (62-333)	80% interior; 100% corner	23-362 (62-333)	80% interior; 100% corner
Lot coverage (mixed buildings)	23-362 (62-333)	80% interior; 100% corner	23-362 (62-333)	80% interior; 100% corner
Density regulations	23-52	680 DUF	23-52	680 DUF
Parking				
Auto parking	25-222 (62-41)	None required	25-222 (62-41)	None required
			36-232 (62-42)	None required
Bike parking			25-81	one space per two dus
			36-711	one space/10,000 sq. ft.
Loading	25-72 (62-46)	None required	25-72 (62-46)	None required
			36-62 (62-46)	None required