Suydam Willoughby Development

Zoning Comparison Table

	Permitted/Required							
	Existing Zoning (M1-1)		Proposed Zoning (M1-5)		Proposed Zoning R6 (Under MIH Zoning)		Proposed Zoning M1-5/R7D (MX) (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	M1-5	ZR Section #	R6	ZR Section #	M1-5/R7D (MIH)
USE GROUPS	42-10	4 - 14, 16, 17	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	123-20	1 - 14, 16, 17
Maximum FAR (Total)								
Residential	n/a	n/a	n/a	n/a	23-154*	3.6	23-154*	5.6
AIRS	n/a	n/a	n/a	n/a	23-155	3.9	23-155	5.6
Community Facility	43-122	2.4	43-122	6.5	24-111	4.8	43-122	6.5
Commercial	43-12	1	43-12	5	n/a	n/a	43-12	5
Manufacturing	43-12	1	43-12	5	n/a	n/a	43-12	5
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	123-651	None
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	23-462	None or 8'	123-651	None or 8 feet
Minimum Rear Yard	43-26	20'	43-26	20'	23-47	30'	123-651	20', 30' (Residential)
Max. Interior Lot Coverage	n/a	n/a	n/a	n/a	23-153	65%	23-153	65%
Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-153	100% (Corner)	23-153	100% (Corner)
HEIGHT AND SETBACKS								
Minimum Base Height	43-43	n/a	43-43	n/a	23-662	40'	123-662	60'
Maximum Base Height	43-43	30'/2-Stories	43-43	85'/6-Stories	23-664*	65'	123-662/23-664*	95'
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	23-664*	115'/11-stories	123-662/23-664*	115'/11-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	43-43	85'/6-Stories	23-664*	65'	123-662/23-664*	65'
Sky Exposure Plane	43-43	1:1	43-43	2.7:1 (Narrow), 5.6:1 (Wide	23-641	2.7:1 (narrow) / 5.6:1 (wide)**	123-662	n/a
Setbacks from Narrow Streets	43-43	20'	43-43	20'	23-662	20'	123-662	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	43-43	15'	23-662	15'	123-662	15', 10' (Commercial)
DENSITY								
Affordable Dwelling Units	n/a	n/a	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
PARKING								
Residential	n/a	n/a	n/a	n/a	25-23	50%	25-23	50%
Commercial	44-20	By Use	44-20	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a	12-10/25-251	25% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)
AIRS	n/a	n/a	n/a	n/a	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Parking	n/a	n/a	n/a	n/a	12-10/25-253	35%, 55%**	12-10/25-253	25%
LOADING								
Commercial	36-62	By Use	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use	n/a	n/a	36-70	By Use

*With the provision of affordable dwelling unders under the Inclusionary Housing Program

**Height Factor Regulations