Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	M1-2	ZR Section #	R7D/C2-4[i]	R7A[ii]
USE GROUPS					
MAXIMUM FAR					
Residential	N/A	N/A	23-154	5.6	4.6
Community Facility	43-122	4.8	24-11	4.2	4.0
Commercial	43-12	2.0	33-121	2.0	N/A
Manufacturing	43-12	2.0	N/A	N/A	N/A
LOT COVERAGE					
Maximum Residential Lot Coverage	N/A	N/A	23-154 23-153	65% on interior and through lots 100% on corner lots	65% on interior and through lots 100% on corner lots
YARDS					
Front Yard	N/A	N/A	23-45	None required	None required
Side Yard	43-25	No side yards required, but if one is provided, it must be at least 8 feet wide.	23-462	No side yards required, but if one is provided, it must be at least 8 feet wide.	No side yards required, but if one is provided, it must be at least 8 feet wide.
Rear Yard	43-26	20 feet	23-47	30 feet	30 feet
HEIGHT AND SETBACK					
Minimum Base Height	N/A	N/A	23-664	60 feet	40 feet
Maximum Base Height	N/A	N/A	23-664	95 feet	75 feet
Maximum Height of Front Wall	43-43	60 feet or four stories, whichever is less	N/A	N/A	N/A
Required Setback (Narrow Street)	43-43	20 feet	23-662	15 feet	15 feet
Required Setbacks (Wide Street)	43-43	15 feet	23-662	10 feet	10 feet
Maximum Building Height	N/A	N/A	23-664	115 feet/11 stories[iii]	95 feet/9 stories[iv]
Sky Exposure Plane on Narrow Streets	43-43	2.7:1	N/A	N/A	N/A
Sky Exposure Plane on Wide Streets	43-43	5.6:1	N/A	N/A	N/A
PARKING AND LOADING					
Residential Parking	N/A	N/A	25-23	Parking is required for 50% of dwelling units[v]	Parking is required for 50% of dwelling units[vi]
Community Facility Parking	44-21	Varies by use	25-31	Varies by use	Varies by use
Commercial Parking	44-21	Varies by use	36-21	Varies by use	Varies by use
Manufacturing Parking	44-21	Varies by use	N/A	N/A	N/A
Commercial Loading	44-52	Varies by use	36-62	Varies by use	Varies by use
Manufacturing Loading	44-52	Varies by use	N/A	N/A	N/A

Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	M1-2	ZR Section #	R7D/C2-4[i]	R7A[ii]
Residential Bicycle Parking	N/A	N/A	25-811	1 space for every 2 dwelling units	1 space for every 2 dwelling units
Community Facility Bicycle Parking	44-60 36-70	Varies by use	25-811	Varies by use	Varies by use
Commercial Bicycle Parking	44-60 36-70	Varies by use	36-70	Varies by use	Varies by use
Manufacturing Bicycle Parking	44-60	None required	N/A	N/A	N/A

[i] All zoning parameters assume a Mandatory Inclusionary Housing ("MIH") area with MIH floor area provided on site.
[ii] All zoning parameters assume a MIH area with MIH floor area provided on site.
[iii] With provision of qualifying ground floor.
[iv] With provision of qualifying ground floor.
[v] Within the Transit Zone, no parking is required for income-restricted housing units constructed after March 22, 2016. ZR 25-25.
[vi] Within the Transit Zone, no parking is required for income-restricted housing units constructed after March 22, 2016. ZR 25-25.