Zoning Comparison Table		Current Zoning M1-4/R6A (MX-13 & MIH)		Proposed R8A w/ C2-4 Overlay (MIH)	
		ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
USE GROUP		ZR123-20, ZR42-10, ZR22-10	1 to 14, 16, 17	ZR22-10, ZR32-10	1 to 9, 14
FAR	Residential	ZR123-61, ZR123-64, ZR23-154	3.60	ZR23-154, ZR23-154	7.20
	Community Facility	ZR123-61, ZR123-62, ZR123-64, ZR24-10	3.0	ZR35-60, ZR33-121	6.50
	Commercial	ZR123-61, ZR123-64, ZR43-12	2.00	ZR35-60, ZR33-121	2.00
	Manufacturing	ZR123-61, ZR123-64, ZR43-12	2.00	n/a	n/a
YARDS	Front Yard	ZR123-651, ZR123-652	None req'd	ZR23-45, ZR35-51	None req'd
	Side Yard	ZR123-651, ZR123-652	None req'd, 8' if provided	23-462c, 35-52	None req'd, 8' if provided
	Rear Yard	ZR123-652, ZR43-26 ZR43-28, ZR23-47	30' at residential, 20' at commercial	ZR23-47, ZR33-26	30' at residential, 20' at commercial
HEIGHT	Min Base Height	ZR123-662, ZR23-664, ZR23-664	40'	ZR35-654, ZR23-664, ZR23-664	60'
	Max Base Height	ZR123-662, ZR23-664, ZR23-664	65'	ZR35-654, ZR23-664, ZR23-664	105'
	Max Building Height	ZR123-662, ZR23-664, ZR23-664	80'	ZR35-654, ZR23-664, ZR23-664	140'
	Max Bldg Height w/ Qualifying Ground Floor	ZR123-662, ZR23-664, ZR23-664	85'	ZR35-654, ZR23-664, ZR23-664	145'
	Maximum # of Stories	ZR123-662, ZR23-664, ZR23-664	8	ZR35-654, ZR23-664, ZR23-664	14
SETBACKS	Wide Streets	ZR123-662, ZR23-662	10'	ZR35-652, ZR23-662	10'
	Narrow Streets	ZR123-662, ZR23-662	15'	ZR35-652, ZR23-662	15'
RESIDENTIAL MAX LOT COVERAGE	Corner Lot	ZR123-63, ZR123-153	100%	ZR23-153	100%
	Interior Lot/Through Lot	ZR123-63, ZR123-153	70%	ZR23-153	70%
COMM. FAC. MAX LOT COVERAGE	Corner Lot	ZR123-64	None req'd	ZR24-011, ZR23-153	100%
	Interior Lot/Through Lot	ZR123-64	None req'd	ZR24-011, ZR23-153	70%
PARKING	Residential (> 80% AMI)	ZR123-72, ZR25-23	50% of 132 = 66 spaces	ZR36-33, ZR25-23	40% of 0 = 0
	Residential (< 80% AMI)	ZR123-72, ZR25-251	0% of 44 = 0 spaces	ZR36-33, ZR25-251, ZR23-261	0% of 206 = 0
	Community Facility	ZR123-72, ZR25-31	None req'd	ZR36-21, ZR25-31	None req'd
	Commercial	ZR123-71, ZR44-21	None req'd	ZR36-21, ZR25-31	1 per 1,000 sf = 19
	Manufacturing	ZR44-21	1 per 2,000 sf, or 1 per 3 employees, whichever is less	n/a	n/a
BIKE PARKING	Residential Commercial - Retail Community Facility	ZR25-811 ZR36-711 ZR36-711	1 per 2 DUs 1 per 10,000 SF 1 per 10,000 SF	ZR25-811 ZR36-711 ZR36-711	1 per 2 DUs 1 per 10,000 SF 1 per 10,000 SF
LOADING	Commercial	ZR123-71, ZR44-52	First 8,000 SF - None Next 17,000 SF - 1 req'd berth Next 15,000 SF - 1 req'd berth Next 20,000 SF - 1 req'd berth Next 40,000 SF - 1 req'd berth	ZR36-62	First 25,000 SF - None Next 15,000 SF - 1 req'd berth Next 60,000 SF - 1 req'd berth Each add'l 150,000 SF - 1 req'd berth