1099 Webster Avenue

Zoning Comparison Table

	Existing Zoning (M1-1)		Existing Zoning (R7-1)		Existing Zoning (R7-1/C1-4)		Proposed Zoning R7X/C2-4 (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R7-1	ZR Section #	R7-1/C1-4	ZR Section #	R7X/C2-4
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	22-10/32-10	1-6	22-10/32-10	1-9 & 14
MAXIMUM FAR								
Residential	n/a	n/a	23-153/23-151	4.0[1] (QH), 3.44[2] (QH), 3.3 (HF)	23-153/23-151	4.0[1] (QH), 3.44[2] (QH), 3.3 (HF)	23-154*	5
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01	23-155	5.01	23-155	6
Community Facility	43-122	2.4	24-11	4.8	24-11	4.8	33-121	5
Commercial	43-12	1	n/a	n/a	33-121	2	33-121	2
Commercial and Community Facility	43-12	2.4	n/a	n/a	33-121	4.8	33-121	5
Manufacturing	43-12	1	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462	None or 8'	34-232/23-462	None or 8'	34-232, 23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'	33-26/23-47	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial) / n/a (Corner Lots)
HEIGHT AND SETBACKS								
Minimum Base Height	43-43	n/a	23-662	40' (QH)[1]	35-22/35-65/35-652/23-662	40' (QH)[1]	34-22/35-65/35-652/23-662	60'
Maximum Base Height	43-43	30'2-Stories	23-662	75' (QH)[1], 65' (QH)[2]	35-22/35-65/35-652/23-662	75' (QH)[1], 65' (QH)[2]	34-22/35-65/35-652/23-664*	105'
Maximum Building Height	43-43	Sky Exposure Plane	23-662	80' (QH)[1], 75' (QH)[2]	35-22/35-65/35-652/23-662	80' (QH)[1], 75' (QH)[2]	34-22/35-65/35-652/23-664*	145'/14-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	23-662	75' (QH)[1], 65' (QH)[2]	35-22/35-65/35-652/23-662	75' (QH)[1], 65' (QH)[2]	34-22/35-65/35-652/23-664*	105'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	23-641	2.7:1 narrow / 5.6:1 wide (HF)	35-22/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-641/23-662	15' (QH), 20' (HF)	35-22/23-641/23-662	15' (QH), 20' (HF)	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	43-43	15'	23-641/23-662	10' (QH), 15' (HF)	35-22/23-641/23-662	10' (QH), 15' (HF)	34-22/35-65/35-652/23-662	10'
LOT COVERAGE								
Interior/Through Lot	n/a	n/a	23-153	65% (QH)	35-23/23-153	65% (QH)	35-23/23-153	70%
Corner Lot	n/a	n/a	23-153	100% (QH)	35-23/23-153	100% (QH)	35-23/23-153	100% (QH)
PARKING								
Residential	n/a	n/a	25-23	50% (QH), 60% (HF)	25-23	50% (QH), 60% (HF)	25-23	50%
Commercial	44-20	By Use	n/a	n/a	36-21	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25% (QH) / 45% (HF)	12-10/25-253	25% (QH) / 45% (HF)	12-10/25-253	25%
LOADING								
Commercial	44-50	By Use	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	n/a	n/a	36-70	By Use	36-70	By Use

* When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street