Marcus Garvey Village Rezoning

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning		Proposed Zoning			
			(Under MIH Zoning)		(Under MIH Zoning)	
	ZR Section #	R6	ZR Section #	R7-2	ZR Section #	R7-2/C2-4
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10/32-10	1-9, 14
Maximum FAR (Total)						
Residential (Height Factor)	23-151	2.43	23-151	3.44	23-151	3.44
Residential (Quality Housing)	23-153	3	23-154*	4.6	23-154*	4.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	5.01	23-155	5.01
Community Facility	24-11	4.8	24-11	6.5	33-121	6.5
Commercial	n/a	n/a	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	None	23-45	None	35-51/23-45	None
Minimum Side Yard	23-46	None or 8'	23-46	None or 8'	35-52/23-46	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'	33-26/23-47	20', 30' (Residential)
Max. Interior Lot Coverage	23-153	65%	23-153	65%	23-153	65%
Maximum Lot Coverage	23-153	100% (Corner)	23-153	100% (Corner)	23-153	100% (Corner)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (w.s.) / 30' (n.s.)	23-664(c)	n/a	23-664(c)	n/a
Maximum Base Height	23-662	65' (w.s.) / 45 (n.s.)	23-664*	75'	23-664*	75'
Maximum Building Height	23-662	70' (w.s.) / 55 (n.s.)	23-664(c)	135'/13-Stories	23-664(c)	135'/13-Stories
Sky Exposure Plane	23-64	5.6:1 (w.s.) / 2.7:1 (n.s.)	23-64	n/a	23-64	n/a
Setbacks from Narrow Streets	23-662	15'	23-664	15'	23-664	15'
Setbacks from Wide Streets	23-662	10'	23-664	10'	23-664	10'
DENSITY						
Affordable Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
PARKING						
Residential	25-23	70%	25-23	50%	25-23	50%
Commercial	n/a	n/a	n/a	n/a	36-20	By Use
Income Restricted Housing	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	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Parking	12-10/25-253	55%	12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing program as set forth in ZR 23-90