48-18 Van Dam Street

Zoning Comparison Table

	Existing Zoning (M2-1)		Proposed Zoning (M1-5)	
	ZR Section #	**M2-1**	**ZR Section #**	**M1-5**
USE GROUPS	42-10	6 - 14, 16-17	42-10	4 - 14, 16-17
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Community Facility	n/a	n/a	n/a	6.5
Commercial	43-12	2	43-12	5
Commercial and Community Facility	n/a	n/a	n/a	6.5
Manufacturing	42-12	2	42-12	5
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'
Minimum Rear Yard	43-26	20'	43-26	20'
HEIGHT AND SETBACK				
Minimum Base Height	43-43	n/a	43-43	n/a
Maximum Base Height	43-43	60'	43-43	85'
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane
Maximum Number of Stories	43-43	4-Stories	43-43	6-Stories
Maximum Height of Front Wall	43-43	60'	43-43	85'
Sky Exposure Plane	43-43	2.7 to 1 (narrow) / 5.6 to 1 (wide)	43-43	2.7 to 1 (narrow) / 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	43-43	20'
Setbacks from Wide Streets	43-44	15'	43-44	15'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Corner Lot	n/a	n/a	n/a	n/a
Max Interior/Through Lot	n/a	n/a	n/a	n/a
DENSITY				
Dwelling Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	44-20	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Government Assisted Parking	n/a	n/a	n/a	n/a
LOADING				
Commercial	44-52	By Use	44-52	By Use