Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	M2-3	ZR Section #	M2-4/WCh/Subarea K
USE GROUPS	42-00	6A, 6B, 6C, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9, 10, 11, 12A, 12C, 12D, 12E, 13, 14, 16, and 17	42-00 98-133	3, 4, 6A, 6B, 6C, 6D, 6E 6F, 7B, 7C, 7D, 7E, 8, 9A, 9B, 9C, 10A, 10B, 10C, 11, 12, 13, 14, 16, and 17
Maximum FAR	2.0 FAR		43-12 98-21	5.0 FAR
Residential	N/A	Not permitted	N/A	Not permitted
Community Facility	N/A	Not permitted	98-133(d)	5.0 FAR
Commercial	43-12	2.00	43-12 98-133(d)	5.0 FAR
Manufacturing	43-12	2.00	43-12	5.0 FAR
YARDS				
Front Yard	N/A	Not required	N/A	Not required
Side Yard	43-25	8 feet, if open space provided along full length of side lot line	43-25	8 feet, if open space provided along full length of side lot line
Rear Yard	43-26	20 feet	42-26 98-41	20 feet
Open Space	N/A	Not required	N/A	Not required
Lot Coverage	N/A	Not required	N/A	Not required
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	43-43	60 feet (or 4 stories)	43-43	85 feet (or 6 stories)
Maximum Building Height	43-43	None	43-43	None
Sky Exposure Plane	43-43 43-44	2.7 to 1.0 (Narrow streets) 5.6 to 1.0 (Wide streets)	43-43 43-44	2.7 to 1.0 (Narrow streets) 5.6 to 1.0 (Wide streets)
Setbacks from Narrow Streets	43-43 43-44	15 feet (or 10 feet at grade)	43-43 43-44	15 feet (or 10 feet at grade)
Setbacks from Wide Streets	43-43 43-44	20 feet (or 15 feet at grade)	43-43 43-44	20 feet (or 15 feet at grade)
DENSITY	N/A	N/A	N/A	N/A
PARKING AND LOADING				
Parking	44-21	Depends on use	44-21	Depends on use
Loading	44-50	Commercial uses (most): First 8,000 sf = none Next 17,000 sf = 1 berth Next 15,000 sf = 2 berths Next 20,000 sf = 3 berths Next 40,000 sf = 4 berths Each additional 150,000 sf = 1 additional berth Manufacturing uses: First 25,000 sf = none Next 17,000 sf = 1 berth Next 15,000 sf = 2 berths Next 20,000 sf = 3 berths Each additional 80,000 sf = 1 additional berth	44-50 98-172(b)	No new loading berths required for changes of use