Zoning Comparison Table				
	Permitted/Required			
	M1-1 Existing Zoning		**C4-5X (R7X Equivalent) Proposed Zoning (MIH)**	
	ZR Section #	**M1-1**	**ZR Section #**	**C4-5X (R7X)[i]**
USE GROUPS	42-10	I, III-X	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	n/a	n/a	34-112 / 23-22	6.0
Community Facility	43-122	2.4	33-123	5.0
Commercial	43-12	1.0	33-122	4.0
Manufacturing	43-12	1.0	n/a	n/a
YARDS				
Front Yard	n/a	none	n/a	None
Side Yard	43-25	None or 8 feet	33-25 / 34-232 / 23-335	None of 5 feet (residential) None or 8 feet (commercial)
Rear Yard	43-26	20 feet	33-26 / 23-342	20 feet (residential below 75 feet high) 30 feet (residential above 75 feet high) 20 feet (commercial) None (corner)
HEIGHT AND SETBACK				
Minimum Base Height	43-43	n/a	34-112 / 23-432	60 feet
Maximum Base Height	43-43	30'/2-stories	34-112 / 23-432	105 feet
Required Setback (Narrow Street)	43-43	20 feet	34-112 / 23-433	15 feet
Required Setbacks (Wide Street)	43-43	15 feet	34-112 / 23-433	10 feet
Maximum Building Height	43-43	Sky Exposure Plane	34-112 / 23-432	145 feet
Sky Exposure Plane on Narrow Streets	43-43	1:1	n/a	n/a
Sky Exposure Plane on Wide Streets	43-43	1:1	n/a	n/a
PARKING AND LOADING				
Residential Parking	n/a	n/a	25-222	15% (Outer Transit Zone)
Community Facility Parking	44-20	Varies by use	36-621	None
Commercial Parking	44-20	Varies by use	36-21	None
Manufacturing Parking	44-20	Varies by use	n/a	n/a
Commercial Loading	44-52	Varies by use	36-62	Varies by use
Manufacturing Loading	44-52	Varies by use	n/a	n/a
Residential Bicycle Parking	n/a	n/a	36-711	1 space for every 2 dwelling units
Community Facility Bicycle Parking	n/a	n/a	36-711	Varies by use
Commercial Bicycle Parking	44-52	Varies by use	36-711	Varies by use
Manufacturing Bicycle Parking	n/a	n/a	n/a	n/a

i. All zoning parameters assume a Mandatory Inclusionary Housing ("MIH") area with Qualifying Affordable Housing provided onsite.