Grace HDFC - Zoning Comparison Table

Zoning Requirement	Permitted/Required			
	Existing R5B		Proposed R6A (Under MIH Zoning)	
	ZR Section #	R5B District	ZR Section #	R6A (MIH) District
USE GROUPS	22-10	1,2,3,4	22-10	1,2,3,4
Maximum FAR (Total)				
Residential	23-142	1.35	23-154(b)	3.60
Community Facility	24-11	2.0	24-11	3.0
Commercial	N/A	N/A	N/A	N/A
Manufacturing	N/A	N/A	N/A	N/A
YARDS				
Front Yard	N/A	N/A	N/A	N/A
Side Yard	23-462	0'-'0 or 8'-0	23-462	0'-0" or min 8'-0"
Rear Yard	23-47	30'	23-47; 24-23(b)	30' (Res); 0' (CF)
Open Space				
Minimum Open Space Ratio	23-142	45%	N/A	N/A
Lot Coverage				
Interior Through Lot	23-142	55%	23-153	65%
Corner Lot	23-142	80%	23-153	100%
HEIGHT AND SETBACKS				
Minimum Base Height	23-631	N/A	23-662(a)	40'
Maximum Base Height	23-631	30'	23-662(a)	60'
Maximum Building Height	23-631	33'	23-662(a)	70'
Maximum Height of Front Wall	23-631	30'	23-664	70'
Sky Exposure Plane	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	23-631	N/A	23-662(c)	15'
Setbacks from Wide Streets	23-631	N/A	23-662(c)	10'
DENSITY				
Affordable Dwelling Units	23-22	900 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	66%	25-23	50% of DU's
Commercial	N/A	N/A	N/A	N/A
Community Facilities	25-31	Varies by Use	25-31	Varies by Use
Income Restricted Housing Units	25-251	42.5%/0% forTransit Zone	25-251	25% of DU's/0% Transit Zone
Government Assisted Housing Units	25-253	70.0%	25-253	35%
LOADING				
Commercial	N/A	N/A	N/A	N/A
Community Facility	25-72	Varies by Use	25-72	Varies by Use
Bicycle Parking (Residential)	25-811	1 p/ 2 DU's	25-811	1 per 2 D/U's
Bicycle Parking (AIRS)	25-811	1 p/ 2 DU's	25-811	1 per 2 D/U's
Bicycle Parking (Commercial)	N/A	N/A	N/A	N/A