Zoning Comparison Table

	Permitted/Required							
	Existing: C4-5X (IH), M1-4/R7A (IH) (MX-14), R6A						Proposed: C4-4D (MIH)	
	ZR Section #	C4-5X (IH) [R7X equiv.]	ZR Section #	M1-4/R7A (IH) (MX-14)	ZR Section #	R6A	ZR Section #	C4-4D (MIH) [R8A equiv.]
USE GROUPS	32-00	1-6,8-10, & 12	22-00, 42-00, 123-20	1-14 & 16-17	22-00	1-4	32-00	1-6,8-10, & 12
Maximum FAR (Total)	Per below	5.0	Per below	4.6	Per below	3.0	Per below	7.2
Residential	23-154(b), 34-112	5.0	23-154(b), 123-63, 123-64(a)	4.6	23-153	3.0	23-154(b), 34-112	7.2
Community Facility	33-123	5.0	24-11, 123-62	4.0	24-11	3.0	33-123	6.5
Commercial	33-122	4.0	43-12	2.0	N/A	N/A	33-122	3.4
Manufacturing	N/A	N/A	43-12	2.0	N/A	N/A	N/A	N/A
YARDS								
Front Yard	N/A	N/A	123-65	N/A	N/A	N/A	N/A	N/A
Side Yard	23-462(c), 33-25	Not required, 8ft if provided	123-652	Not required, 8ft if provided	23-462(c)	Not required, 8ft if provided	23-462(c), 33-25	Not required, 8ft if provided
Rear Yard	23-47, 33-26	30ft (res.), 20ft (com/cf)	23-47, 43-26	30ft (res.), 20ft (non-res.)	23-47	30ft	23-47, 33-26	30ft (res.), 20ft (com/cf)
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	23-153	70% (100% corner lot)	23-153	65% (100% corner lot)	23-153	65% (100% corner lot)	23-153	70% (100% corner lot)
HEIGHT AND SETBACKS								
Maximum Height of Front Wall	23-664(b)	105ft	23-664(b), 123-662(b)	75ft	23-662(b)	65ft	23-664 (b)	105ft
Maximum Building Height	23-664(b)	145ft	23-664(b), 123-662(b)	95ft	23-662(b)	75ft	23-664 (b)	145ft
Sky Exposure Plane	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	23-662(c)(1)	15ft	23-662(c)(1), 123-662(b)	15ft	23-662(c)(1)	15ft	23-662(c)(1)	15ft
Setbacks from Wide Streets	23-662(c)(1)	10ft	23-662(c)(1), 123-662(b)	10ft	23-662(c)(1)	10ft	23-662(c)(1)	10ft
DENSITY REGULATIONS	23-22	680 zsf/DU	23-22	680 zsf/DU	23-22	680 zsf/DU	23-22	680 zsf/DU
PARKING AND LOADING								
Parking								
Residential	25-23, 25-251	50%/DU, 15%/income restricted DU	25-23, 25-251, 123-72	50%/DU, 15%/income restricted DU	25-23, 25-251	50%/DU, 25%/income restricted DU	25-23,25-251	40%/DU, 12%/income restricted DU
Community Facility	36-21	Depends on Use	25-31, 123-72	Depends on Use	25-31	Depends on Use	36-21	Depends on Use
Commercial	36-21	Depends on Use	44-21, 123-71	None	N/A	N/A	36-21	Depends on Use
Community Facility: Health Care (UG 4)	36-21	None	25-31, 123-72	None	25-31	1/800 zsf	36-21	1 per 1,000 sf
Manufacturing	N/A	N/A	44-21, 123-71	Depends on Use	N/A	N/A	N/A	N/A
Loading	36-62	Depends on Use	44-52, 123-71	Depends on Use	25-72	Depends on Use	36-62	Depends on Use