Zoning Comparison Table

	Permitted/Required							
	Existing Zoning				Proposed Zoning			
	ZR Section	M1-1	ZR Section	R6B	ZR Section	C6-3X (MIH)	ZR Section	R6B (MIH)
USE GROUPS	42-11, 42-12	4-14, 16	22-10	1-4	32-10	1-12	22-10	1-4
MAXIMUM FAR (Total)								
Residential	N/A	N/A	23-153	2.0	34-112, 23-154(b)	9.7	23-154(b)	2.2
Community Facility	24-11	2.4	24-11	2.0	33-123	9.0	24-11	2.0
Commercial	43-12	1.0	N/A	N/A	33-122	6.0	N/A	N/A
YARDS								
Front Yard	43-20	None	23-40	N/A	34-112, 23-45	None	23-40	N/A
Side Yard	43-25	0 or 8 feet	24-35, 23-462(c)	0 or 8 feet	33-25	0 or 8 feet	24-35, 23-462(c)	0 or 8 feet
Rear Yard	43-26	20 feet	23-47, 24-36	30 feet (residential) 20 feet (CF)	33-26	30 feet (residential); 20 feet (CF)	23-47, 24-36	30 feet (residential) 20 feet (CF)
Lot Coverage	N/A	N/A	23-153	60% (interior) 100% (corner)	N/A	N/A	23-153	60% (interior) 100% (corner)
HEIGHT AND SETBACK								
Quality Housing								
Minimum Base Height	N/A	N/A	23-662	30 feet	34-112, 23-664(a)	60 feet (narrow street) 105 feet (wide street)	23-662(b)	30 feet
Maximum Base Height	N/A	N/A	23-662(b), 23-664(b)	40 feet (w/o QGF) 45 feet (w/ QGF)	34-112, 23-664(b)	145 feet	23-662(a), 23-662(b)	40 feet (w/o QGF) 45 feet (w/ QGF)
Setback	N/A	N/A	23-662(c)	10 feet (wide street) 15 feet (narrow street)	34-112, 23-662(c)	10 feet (wide street) 15 feet (narrow street)	23-662(c)	10 feet (wide street) 15 feet (narrow street)
Maximum Building Height	N/A	N/A	23-662(b), 23-664(b)	50 feet (w/o QGF) 55 feet (w/QGF)	34-112, 23-664(b)	205 feet (wide street with QGF) 195 feet (narrow street with QGF)	23-662(b), 23-664(b)	50 feet (w/o QGF) 55 feet (w/ QGF)
Maximum Number of Stories	N/A	N/A	23-662	5	33-432, 33-442, 34-112, 23-664(b)	20 (wide street) 19 (narrow street)	23-662	5
Standard Height and Setback								
Maximum Front Wall Height	43-43	30 feet or 2 stories, whichever is less	N/A	N/A	N/A	N/A	N/A	N/A
Setback	43-43	20 feet (narrow street) 15 feet (wide street)	N/A	N/A	N/A	N/A	N/A	N/A
Sky Exposure Plane	43-43	1 to 1	N/A	N/A	N/A	N/A	N/A	N/A
DENSITY								
Maximum Permitted Dwelling Units	N/A	N/A	23-22	680 factor	35-40, 23-22	680 factor	23-22	680 factor
PARKING AND LOADING								
Parking	44-21	Varies by use	25-23	50% of DUs (residential)	36-21, 36-33, 25-23	40% of market rate DUs (residential); Varies by use (commercial)	25-23	50% of DUs (residential)
Loading	44-52	Varies by use	25-72	Not required	36-62	Varies by use	25-72	Not required