Zoning Comparison Table

	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	M2-1*	ZR Section #	M1-5A/R10A(MX-26)*	M1-5A/R8A(MX-26)*
USE GROUPS	42-10	I, III-X		I-X	I-X
Maximum FAR (Total)	43-12	2.0	123-61, 123-62	12.0	7.20
Residential	N/A	N/A	123-622, 23-22**	12.0	7.20
Community Facility	43-12	2.0	123-621, 24-11	10.0	6.5
Commercial	43-12	2.0	123-61, 43-12, 43-13	6.5	6.5
Manufacturing	43-12	2.0	123-61, 43-12, 43-13	6.5	6.5
YARDS					
Front Yard	43-20	none required	123-631	none required	none required
Side Yard	43-25	none required (min. 8' if provided)	123-631	none required (min. 5' if provided for multiple dwelling residence)	none required (min. 5' if provided for multiple dwelling residence)
Rear Yard	43-26	residential: N/A non-residential: 20'	123-61, 123-631, 23-47, 43-26	residential: 20'/30' non-residential: 20'	residential: 20'/30' non-residential: 20'
Open Space	N/A	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	123-632, 23-362	residential: 80% interior/through lots 100% corner lots 50% large sites*** non-residential: N/A mixed-use: N/A	residential: 80% interior/through lots 100% corner lots 50% large sites*** non-residential: N/A mixed-use: N/A
HEIGHT AND SETBACKS					
Maximum Height of Front Wall/ Maximum Base Height	43-43	60' or 4 stories	123-65, 23-432, 43-46	155'	155'
Maximum Building Height	123-61, 23-662	N/A (sky exposure plane)	123-65, 23-432, 43-46	235' (293' for zoning lots with lot area of ≥20,000 sf)	205' (256' for zoning lots with lot area of ≥20,000 sf)
Sky Exposure Plane	43-43	2.7 to 1 (narrow streets) or 5.6 to 1 (wide streets)	123-65, 43-46	N/A	N/A
Setbacks from Narrow Streets	43-43	20'	123-65, 23-433, 43-46	15'	15'
Setbacks from Wide Streets	43-43	15'	123-65, 23-432, 43-46	10'	10'
DENSITY	N/A	N/A	123-61, 23-52	680, None****	680, None****
PARKING AND LOADING					
Parking	44-21	residential: N/A general retail, offices (PRC-A2, -A3): 1 per 300 sf other uses: depends on use	123-70, 25-21, 25-31, 44-21	residential: none required commercial: none required manufacturing: none required community facility: none required for most uses	residential: none required commercial: none required manufacturing: none required community facility: none required for most uses
Loading	44-52	residential: N/A general retail (LRC-B): First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1 office (LRC-C): First 25,000 sq. ft. : None Next 75,000 sq. ft. : 1 Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1 other uses: depends on use	123-70, 25-72, 44-52	residential: none required general retail (LRC-B): First 25,000 sq. ft. : None Next 15,000 sq. ft. : 1 Next 60,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1 office (LRC-C): First 100,000 sq. ft. : None Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1 other uses: depends on use	residential: none required general retail (LRC-B): First 25,000 sq. ft. : None Next 15,000 sq. ft. : 1 Next 60,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1 office (LRC-C): First 100,000 sq. ft. : None Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1 other uses: depends on use

* Project Area located is within the Inner Transit Zone and is proposed to be mappped in a Mandatory Inclusionary Housing area.
** When providing affordable housing pursuant to the Inclusionary Housing Program or Universal Affordability Preference framework.
*** If utilizing "eligible site" provisions.
**** There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions.