Zoning Comparison Table

	Permitted/Required					
	Existing Zoning M1-1		M1-2		Proposed Zoning M1-2 (IBIA)	
	ZR Section #	M1-1	ZR Section #	M1-2	ZR Section #	M1-2 (IBIA)
USE GROUPS	42-00 & 42-10	4-14, 16, 17	42-00 & 42-10	4-14, 16, 17	74-961	6, 17B
Maximum FAR (Total)	43-122	2.40	43-122	4.80	74-963	4.80
Base Maximum	43-12	1.00	43-12	2.00	74-963	2.00
Community Facility	43-122	2.40	43-122	4.80	N/A	N/A
Required Industrial Uses	N/A	N/A	N/A	N/A	74-963	0.80
Incentive Uses	N/A	N/A	N/A	N/A	74-963	2.00
YARDS						
Front Yard	N/A	N/A	N/A	N/A	74-965(c)	none
Side Yard	43-25	none required	43-25	none required	74-965(c)	none
Rear Yard	43-26	20 ft	43-26	20 ft	74-965(c)	none
Open Space	37-712	N/A	37-712	N/A	74-965(f)	min 12% of lot area & min 2,000 sf of area
Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT AND SETBACKS						
Maximum Building Height	N/A	N/A	N/A	N/A	74-965(d)(2)	135 ft
Minimum Height of Front Wall	N/A	N/A	N/A	N/A	74-965(d)(1)	40 ft
Maximum Height of Front Wall	43-43	30 ft or 2 stories, whichever is less	43-43	60 ft or 4 stories, whichever is less	74-965(d)(2)	75 ft
Sky Exposure Plane - Height Above Street Line	43-43	30 ft	43-43	30 ft	N/A	N/A
Sky Exposure Plane - Slope (Narrow Streets)	43-43	1:1	43-43	2.7:1	N/A	N/A
Sky Exposure Plane - Slope (Wide Streets)	43-43	1:1	43-43	5.6:1	N/A	N/A
Setbacks from Narrow Streets	43-43	20 ft	43-43	20 ft	74-965(d)(2)*	15 ft
Setbacks from Wide Streets	43-43	15 ft	43-43	15 ft	74-965(d)(2)	10 ft
DENSITY	N/A	N/A	N/A	N/A	N/A	N/A
PARKING AND LOADING						
Parking	44-20	Depends on use	44-20	Depends on use	74-964(c)/44-20	Depends on use
Loading	44-52	Depends on use	44-52	Depends on use	74-964(c)/44-50	Depends on use

* Only if a Publicly accessible Open Space is provided pursuant to 74-965 (f)