Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	Zoning Section(s)	M1-1	Zoning Section(s)	R6A
USE GROUPS	ZR 42-11 through ZR 42-14	4-14, 16 & 17	ZR 22-11 through ZR 22-14	1-4
Maximum FAR (Total)				
Residential	Not Permitted	0.00	ZR 23-154(b)	3.60
Affordable Independent Residences for Seniors	Not Permitted	0.00	ZR 23-155	3.90
Community Facility	ZR 43-122	2.40	ZR 24-11	3.00
Commercial	ZR 43-12	1.00	Not Permitted	0.00
Commercial & Community Facility	ZR 43-122	2.40	Not Permitted	0.00
Manufacturing	ZR 43-12	1.00	Not Permitted	0.00
YARDS				
Front Yard	N/A	N/A	ZR 23-45	None
Side Yard	ZR 43-25	None or a minimum of 8 ft. if provided	ZR 23-462(c)	None or a minimum of 8 ft. if provided
Rear Yard	ZR 43-26	20 ft	ZR 23-47	30 ft
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	ZR 23-153	65%
HEIGHT AND SETBACKS				
Minimum Base Height	N/A	N/A	ZR 23-664(b)	40 ft.
Maximum Base Height	ZR 43-43	30 ft. or 2 stories	ZR 23-664(b)	65 ft.
Maximum Building Height	ZR 43-43	Governed by sky exposure plane	ZR 23-664(b)	85 ft w/ a Qualifying Ground Floor
Dormers	N/A	N/A	ZR 23-621	Maximum 60% of Streewall
Sky Exposure Plane	ZR 43-43	1:1	N/A	N/A
Setbacks from Narrow Streets	ZR 43-43	20 ft	ZR 23-662(c)	15 ft
Setbacks from Wide Streets	ZR 43-43	15 ft	ZR 23-662(c)	10 ft
DENSITY				
Dwelling Units	N/A	N/A	ZR 23-22	680 sf/DU
PARKING				
Residential	N/A	N/A	ZR 25-23	50% of all DU
Commercial	ZR 44-52	Depends on use	N/A	N/A
Manufacturing	ZR 44-52	Depends on use	N/A	N/A
Income-Restricted Housing Units	N/A	N/A	ZR 25-251	15% or None (Transit Zone)
Affordable Independent Residences for Seniors	N/A	N/A	ZR 25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	N/A	N/A	ZR 25-253	25%
LOADING				
Commercial	ZR 44-52	Depends on use	N/A	N/A
Manufacturing	ZR 44-52	Depends on use	N/A	N/A
Bicycle Parking (Residential)	N/A	N/A	ZR 25-80	1 per 2 DU
Bicycle Parking (Affordable Independent Residences for Seniors)	N/A	N/A	ZR 25-80	1 per 10,000 sf