47 Street Hall Street Rezoning

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (M1-2)		Proposed Zoning (M1-5)		Proposed Zoning (M1-6A/R8) * (Under MIH Zoning)	
	ZR Section #	M1-2	ZR Section #	M1-5	ZR Section #	M1-6A/R8 (MIH)
USE GROUPS	42-10	I, III-X	42-10	I, III-X	22-10 / 42-10 / 123-20	I-X
Maximum FAR (Total)						
Residential	n/a	n/a	n/a	n/a	23-154 / 123-64(a)(3)	7.2
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-15 / 123-64(a)(3)	7.2
Community Facility	43-122	4.8	43-122	6.5	24-11 / 123-64(a)(2)	6.5
Commercial	43-12	2	43-12	5.0	43-132 / 123-64(a)(1)	8.0
Commercial and Community Facility	43-122	4.8	43-122	6.5	43-132 / 123-64	n/a
Manufacturing	43-12	2	43-12	5	43-132 / 123-64(a)(1)	8.0
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	23-462 / 43-25 / 123-651	None or 8'
Minimum Rear Yard	43-26	20'	43-26	20'	23-47 / 43-26	30' / 20' (Non-Residential)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	43-43	n/a	123-66	n/a
Maximum Base Height	43-43	60'/4-Stories	43-43	85'/6-Stories	43-46 / 123-66	155'
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	43-46 / 123-66	245'
Maximum Height of Front Wall	43-43	60'/4-Stories	43-43	85'/6-Stories	n/a	n/a
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	43-43	2.7:1 (narrow), 5.6:1 (wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	43-43	20'	123-66 / 123-662	15'
Setbacks from Wide Streets	43-44	15'	43-43	15'	123-66 / 123-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	n/a	n/a	123-64(b)	n/a
Corner Lot	n/a	n/a	n/a	n/a	123-64(b)	n/a
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-23	325 sf/DU max
PARKING						
Residential	n/a	n/a	n/a	n/a	25-23 / 123-72	40%
Commercial	44-20	By Use	44-20	By Use	44-20 / 123-71	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a	12-10 / 25-251 / 123-72	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	12-10 / 25-252 / 123-72	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a	12-10 / 25-253 / 123-72	25%
LOADING						
Commercial	44-52	By Use	44-52	By Use	44-52 / 123-71	By Use
Bicycle Parking (Residential)	44-52	By Use	44-52	By Use	25-80 / 123-72	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	n/a	n/a	25-80 / 123-72	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	44-60	By Use	44-60 / 123-71	By Use

* Proposed Text Amendment establishing new MX District