Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning		Proposed Zoning			
	ZR Section	R7A (IH Designated Area)	ZR Section	R8A (MIH)	ZR Section	R8A/ C2-4
USE GROUPS	22-10	1-4	22-10	1-4	32-10	1-9, 14
MAXIMUM FAR (Total)						
Residential	23-154(b)	3.45 (Base); 4.6 (with IH)	23-154(b)	7.2	N/A	7.2
Community Facility	24-11	4.0	24-11	6.5	35-31, 33-121	6.5
Commercial	N/A	N/A	N/A	N/A	35-31, 33-121	2.0
YARDS						
Front Yard	23-40	N/A	23-45	None	33-20	None
Side Yard	23-462(c), 24-35	0 or 8 feet	23-462(c), 24-35	0 or 8 feet	35-52, 33-25	0 or 8 feet
Rear Yard	23-47, 24-36	30 feet (residential) 30 feet (CF)	23-47, 24-36	30 feet (residential and CF)	35-53, 33-26	30 feet (residential and CF); 20 feet (commercial)
Lot Coverage	23-153	65% (interior); 100% (corner)	23-153	70% (interior); 100% (corner)	N/A	For residential portion: 70% (interior), 100% (corner)
HEIGHT AND SETBACK						
Quality Housing						
Minimum Base Height	23-662, 23-664	40 feet	23-664(a)	60 feet	34-111, 35-652, 23-664(a)	60 feet
Maximum Base Height						
Basic	23-662(a)	65 feet 75 feet (QGF)	23-662(a), 23-662(b)	85 feet 95 feet (QGF)	34-111, 35-652, 23-662(a)	85 feet; 95 feet (QGF)
IH/MIH	23-662(b), 23-664(b)	75 feet	23-664(b)	105 feet	34-111, 35-654, 23-664(b)	105 feet
Setback	23-662(c)	10 feet (wide street) 15 feet (narrow street)	23-662(c)	10 feet (wide street) 15 feet (narrow street)	34-111, 35-654, 23-662(c)	10 feet (wide street) 15 feet (narrow street)
Maximum Building Height						
Basic	23-662(a), 23-662(b)	80 feet 85 feet (QGF)	23-662(a)	120 feet 125 feet (QGF)	34-111, 35-654, 23-664(a)	120 feet 125 feet (QGF)
IH/MIH	23-664(b)	90 feet 95 feet (QGF)	23-664(b)	140 feet 145 feet (QGF)	34-111, 35-654, 23-664(a)	140 feet 145 feet (QGF)
Maximum Number of Stories	23-662(a), 23-662(b), 23-664(b)	8 (QGF) 9 (IH)	23-664(b)	12 (QGF) 14 (MIH)	34-111, 35-654, 23-664(a)	12 (QGF) 14 (MIH)
DENSITY						
Maximum Permitted Dwelling Units	23-22	680 factor	23-22	680 factor	N/A	N/A
PARKING AND LOADING						
Parking	25-23	50% of DUs (residential)	25-23	40% of DUs (residential)	36-21	40% of DUs (residential); Varies by use (commercial)
Loading	25-72	Not required	25-72	Not required	36-62	Varies by use