Zoning Comparison Table

Sojourner Truth	Permitted/Required			
	Existing Zoning		Proposed R8 (MIH)	
Description	ZR Section #	R7-1	ZR Section #	R8
USE				
USE GROUPS	22-10	I-IV	22-10	I-IV
LOT COVERAGE				
Lot Coverage (Corner Lot)	23-362	100%	23-362	100%
Lot area	-	20,482 sf	-	20,482 sf
FLOOR AREA				
Residential	23-22	4.0 (5.01 QAH)	23-22	7.2, 8.64 (QAH, wide st)
Community Facility	24-11	4.8	24-11	6.5
Commercial	33-121	N/A	33-121	N/A
YARDS				
Front Yard	23-322	none	23-322	none
Side Yard	23-335 (b)	none	23-335 (b)	none
Rear Yard	23-342	> 20 (height <75') / > 30 (height >75')	23-342	> 20 (height <75') / > 30 (height >75')
HEIGHT & SETBACK				
Streetwall location (Narrow Street)	23-431 (b)	>70% with 10'	23-431 (b)	>70% with 10'
Streetwall location (Wide Street)	23-431 (b)	>70% with 8'	23-431 (b)	>70% with 8'
Minimum Base Height standard/QAH	23-432	40'	23-432	60'
Maximum Building Height standard	23-432	85' For zoning lots or portions thereof within 100 feet of a wide street. 75' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	135' For zoning lots or portions thereof within 100 feet of a wide street. 115' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line
Maximum Base Height Standard (or QAH)	23-432	75' (or 85' QAH) For zoning lots or portions thereof within 100 feet of a wide street. 65' (or 85' QAH) For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	95' (or 105' QAH) For zoning lots or portions thereof within 100 feet of a wide street. 85' (or 105' QAH) For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line
Maximum Building Height QAH	23-432	115' For zoning lots or portions thereof within 100 feet of a wide street. 105' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	145'
Minimum Setback (Narrow Streets)	23-433	15	23-433	15
Minimum Setback (Wide Streets)	23-433	10	23-433	10
DENSITY				
Dwelling Unit Factor	23-52	680	23-52	680
Maximum # DU' standard	23-52	120	23-52	216
Maximum # DU' QAH	23-52	150	23-52	260
PARKING AND LOADING				
Parking, Outer Transit Zone (parking requirement/DU) %	25-222	25% (standard) QAH, None	25-222	12% (standard) QAH,None
STREET TREE PLANTING				
Street tree planting	26-41	Min. 1 tree/ 25' frontage	26-41	Min. 1 tree/ 25' frontage