Zoning Comparison Table

	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	R6 beyond 100' Wide R6 w/in 100' Wide	ZR Section #	R7-2 (MIH)	C2-4/R7-2 (MIH)
USE					
Use Group	22-10	1,2,3,4,	22-10, 32-10	1,2,3,4	1-9, 14
Maximum FAR (Total) - QH					
Residential	23-153	2.2 / 3.0	23-154, 34-111	4.60	4.60
Community Facility (w/ Sleeping Acc)	24-11, 24-111	4.8 (2.43)	24-11, 24-111, 33-121	6.5 (3.44)	6.5 (3.44)
Commercial	N/A	N/A	33-121	N/A	2.00
Manufacturing	N/A	N/A	N/A	N/A	N/A
YARDS - QH					
Front Yard	23-45	0'	23-45	0'	0'
Side Yard	23-46	0' or 8' Min	23-46	0' or 8' min	0' or 8' min
Rear Yard	23-47	30'	23-47	30'	30'
Open Space	N/A	N/A	N/A	N/A	N/A
Lot Coverage	23-153	60% / 65%	23-153	65%	65%
HEIGHT AND SETBACKS - QH					
Maximum Building Base Height	23-662	45' / 65'	23-664, 35-654	95'	95'
Maximum Building Height	23-662	55' / 75'	23-664 (c) table 2	135'	135'
Setbacks from Narrow Streets	23-662 (C)	15'	23-662 (C)	15'	15'
Setbacks from Wide Streets	23-662 (C)	10'	23-662 (C)	10'	10'
HEIGHT AND SETBACK - HF					
Height Above Street Line	23-641 / 23-642	60'	23-641 / 23-642	60'	60'
Sky Exposure Plane on Narrow Street	23-641 / 23-642	2.7 to 1 / 3.7 to 1	23-641 / 23-642	2.7 to 1 / 3.7 to 1	2.7 to 1 / 3.7 to 1
Sky Exposure Plane on Wide Street	23-641 / 23-642	5.6 to 1 / 7.6 to 1	23-641 / 23-642	5.6 to 1 / 7.6 to 1	5.6 to 1 / 7.6 to 1
DENSITY					
Maximum Dwelling Units (Factor)	23-22	680	23-22/33-40	680	680
PARKING AND LOADING					
Parking for Income-restricted Housing	23-251	None	23-251, 23-252	None	None
Parking for Market-rate Housing - QH	25-23	50% of DU	25-23	50% of DU	50% of DU
Parking for Market-rate Housing - HF	25-23	70% of DU	25-23	50% of DU	50% of DU
Loading	25-72	N/A	25-72	N/A	Varies