Zoning Comparison Table

	Permitted/Required					
	Existing Zoning					Proposed Zoning
	ZR Section #	M1-1	C4-2A	ZR Section #	M1-4/R9	M1-4/R7-3
USE GROUPS	ZR 42-10,22-10,32-10	4,5-14,16,17	1-4,5,6,8-10,12,	ZR 123-00, ZR 22-10 ZR 42-10 ZR 43-12	UG 1-4,5-14, 16, 17	UG 1-4,5-14, 16, 17
Maximum FAR (Total)				ZR 23-154, ZR 123-63	8	6
Residential	ZR 23-153,	N/A	6.02	ZR 123-64, ZR 24-10	8	6
Community Facility	ZR 43-122, 24-11	2.4	6.5	ZR 43-12	7.52	5
Commercial	ZR 43-12,33-122	1	3		2	2
Manufacturing	ZR 43-12	1	N/A		0	0
YARDS						
Front Yard	ZR 23-45,	N/A	0	ZR 123-65	N/A	N/A
Side Yard	ZR 43-25, 23-46		0/8'	ZR 123-652	0/8'	0/8'
Rear Yard	ZR 43-26, 23-47	20'	30'		20'/30'	20'/30'
Open Space	N/A	N/A	N/A		N/A	N/A
Lot Coverage	ZR 23-153,	N/A	70%/100%		N/A	N/A
HEIGHT AND SETBACKS						
Minumum Base Height	ZR 23-662, ZR 35-651	N/A	40	ZR 23-662	N/A	N/A
Maximum Height within Initial Setback, Maximum Base Height	ZR 43-43, 35-65, 23-622,	30'/2 stories	60'	ZR 123-66 ZR 123-662	85'	85'
Maximum Building Height	ZR 43-43, 35-65, 23-622	N/A	70'	ZR 23-662	225'	185'
Sky Exposure Plane	ZR 43-43	1:1	N/A		N/A	N/A
Setbacks from Narrow Streets	ZR 43-43, 35-65,23-662	20'	15'		15'	15'
Setbacks from Wide Streets	ZR 43-43, 35-65,23-662	15'	10'		10'	10'
PARKING AND LOADING						
Parking	ZR 44-50, 44-60, 36-20, 25-20,	varies	Residential - 40% of Market Rate Units, commercial varies	ZR 123-70, ZR 123-71 , ZR 44-00, ZR 123-72, ZR 25-00	50% of Market Rate Units	40% of Market Rate Units
Loading	ZR 44-00, 36-20, 25-70	varies	varies	ZR 123-70, ZR 123-71, ZR 44-00, ZR 123-72, ZR 25-00	Varies	Varies