| | | | M1-1 | | R7-3 w/ C2-4 Overlay | |
|---|---|---|---|---|---|---|
| | | | ZR # | Permitted/Required | ZR # | Permitted/Required |
| **Permitted Uses** | | | 42-10 | UG 4-14, 16 & 17 | 22-10 | UG 1-9, and 14 |
| **FAR** | | | | | | |
| **Commercial** | | | 43-12 | 1 | 33-121 | 2 |
| **Community Facility** | | | 43-122 | 2.4 | 23-154(d)(2)(iii) | 6 |
| **Manufacturing** | | | 43-12 | 1 | not applicable | |
| **Residential** | | | not applicable | | 23-154(d)(2)(iii) | 6 |
| **LOT SIZE** | | | | | | |
| **Minimum Lot Area** | | | not applicable | | 23-32 | 1,700 sf |
| **Minimum Lot Width** | | | not applicable | | 23-32 | 18 ft |
| **LOT COVERAGE** | | | | | | |
| **Maximum Lot Coverage** | Standard | | not applicable | | 62-322 | 70% |
| | Quality Housing | | not applicable | | | |
| | Community Facility | | not applicable | | 62-324 | 75% |
| **YARDS** | | | | | | |
| **Minimum Front Yard** | | | not applicable | | | ` |
| **Side Yards Required** | | | 43-25 | none | 62-331<br>23-461 | none |
| **Minimum Side Yard Width** | | | 43-25 | 0 or 8 ft | 62-331<br>23-462 | none or 8 ft |
| **Minimum Rear Yard** | | | 43-26 | 20 ft | 62-332 | 40 ft waterfront yard |
| **HEIGHT & SETBACK** | | | | | | |
| **Base Height** | Standard (Commercial) | | 43-43 | 30 ft/2 stories | not applicable | |
| | Standard (Residential/CF) | | not applicable | | 62-341 | 65 ft |
| | Quality Housing *(QGF in parens)* | | | | | |
| **Maximum Building Height** | Standard (Commercial) | | 43-43, 43-44 | SKY EXPOSURE PLANE | not applicable | |
| | Standard (Residential/CF) | | not applicable | | 62-341 | 185 |
| | Quality Housing *(QGF in parens)* | | | | | |
| **Setbacks from Wide Streets** | Standard | | 43-43, 43-44 | 15 ft (or 10 ft at grade) | 62-341 | 10 ft** |
| | Quality Housing | | not applicable | | | |
| **Setbacks from Narrow Streets** | Standard | | 43-43, 43-44 | 20 ft (or 15 ft at grade) | 62-341 | 15 ft |
| | Quality Housing | | not applicable | | | |
| **PARKING** | | | | | | |
| **Commercial** | | | 44-20 | Depends on Use | not applicable | |
| **Community Facility** | | | | | 25-31 | Depends on Use |
| **Manufacturing** | | | | | not applicable | |
| **Residential** | **Individual Facility** | | not applicable | | 25-22 | 1 per DU |
| | **Group Facility** | | | | 25-23 | 50% of residences |
| **LOADING** | | | | | | |
| **Commercial** | | | 44-52 | Depends on Use | not applicable | |
| **Community Facility** | | | | | 25-72 | Depends on Use |
| **Manufacturing** | | | | | not applicable | |

**Initial setback distance of 30 ft from Shore Public Walkways required