Atlantic Avenue Mixed-Use Plan: Zoning Comparison Table (Existing)

	Permitted/Required							
	Existing							
Zoning Requirement	**ZR Section #**	**M1-1**	**R6A**	**R6B**	**M1-4/R7A (IH)**	**R7A/C2-4 (IH)**	**R7D/C2-4 (IH)**	**C6-2A (IH)**
USE GROUPS	22-10, 32-10, 42-10	III-X	I-IV	I-IV	III-X	III-X	III-X	III-X
FAR								
Residential	23-10	N/A	3.0	2.0	4.6	4.6	5.6	7.2
Community Facility	24-10, 33-10	2.4	3.0	2.0	4.0	4.0	4.2	6.5
Commercial	33-10	1.0	N/A	N/A	2.0	2.0	2.0	6.0
Manufacturing	43-10	1.0	N/A	N/A	2.0	N/A	N/A	N/A
YARDS								
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard	23-40, 33-20, 43-20	20 ft	30 ft	30 ft	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential	30 ft residential, 20 ft non-residential
Lot Coverage (corner/interior lot)	23-145	N/A	100%/65%	100%/60%	100%/70%	100%/70%	100%/70%	100%/70%
HEIGHT AND SETBACKS								
Minimum - Maximum Height of Front Wall	23-60, 33-40, 43-40	30 ft or 2 stories	40-60 ft (65 ft w/ QGF)	30-40 ft (45 ft w/ QGF)	40-75 ft	40-75 ft	60-95 ft	60-105 ft
Maximum Building Height (wide/narrow street for Quality Housing)	23-60, 33-40, 43-40	N/A	70 ft (75 ft w/ QGF)	50 ft (55 ft w/ QGF)	90 ft (85 ft w/ QCF)	90 ft (95 ft w/ QCF)	110 ft (155 ft w/ QCF)	140 ft (145 ft w/ QCF) on a wide street
Sky Exposure Plane	23-60, 33-40, 43-40	1/1; 1/1	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks from Narrow Street	23-60, 33-40, 43-40	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
Setbacks from Wide Streets	23-60, 33-40, 43-40	15 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
DENSITY	23-22	N/A	680	680	680	680	680	680
PARKING AND LOADING								
Parking - Residential	25-20	N/A	50% DU (none required for IRHU)	50% DU (none required for IRHU)	50% DU (none required for IRHU)	50% DU (none required for IRHU)	50% DU (none required for IRHU)	40% DU (none required for IRHU)
Parking - Commercial	36-62	1 per 1,000 SF	N/A	N/A	None required	1 per 1,000 SF	1 per 1,000 SF	None required
Parking - Manufacturing	44-20	1 per 300 SF	N/A	N/A	None required	N/A	N/A	N/A
Loading	36-60	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use	Varies by use