Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning			Proposed Zoning		
	ZR Section #	R6A/C1-2	R6B	ZR Section #	R6A/C2-4	R6B/C2-4
USE GROUPS	22-00, 32-00	1, 2, 3, 4, 6	1, 2, 3, 4	22-00, 32-00	1, 2, 3, 4, 6, 7, 8, 9, 14	1, 2, 3, 4, 6, 7, 8, 9, 14
MAXIMUM FAR						
Residential	23-153	3.0	2.0	23-153	3.0	2.0
Community Facility		3.0	2.0		3.0	2.0
Commercial		2.0	n/a		2.0	
LOT COVERAGE						
Maximum residential lot coverage (interior or through lot)	23-153	65%	60%	23-153	65%	60%
YARDS						
Front Yard	23-45	None required	None required	23-45	None required	None required
Side Yard	23-46	None required; Minimum 8 feet if provided	None required; Minimum 8 feet if provided	23-46	None required; Minimum 8 feet if provided	None required; Minimum 8 feet if provided
Rear Yard	23-47, 35-53	30 feet (beyond 100 feet of a corner) beginning at the lowest level containing dwelling units facing onto such rear yard in a mixed-use building	30 feet (beyond 100 feet of a corner)	23-47, 35-53	30 feet (beyond 100 feet of a corner) beginning at the lowest level containing dwelling units facing onto such rear yard in a mixed-use building	30 feet (beyond 100 feet of a corner) beginning at the lowest level containing dwelling units facing onto such rear yard in a mixed-use building
HEIGHT AND SETBACKS						
Minimum Base Height	23-662, 35-61	40 feet	30 feet	23-662, 35-61	40 feet	30 feet
Maximum Base Height[i]	23-662, 35-61	65 feet	45 feet	23-662, 35-61	65 feet	45 feet
Maximum Building Height[i]	23-662, 35-61	75 feet	55 feet	23-662, 35-61	75 feet	55 feet
Required Setbacks	23-662, 35-61	10 feet from a wide street, 15 feet from a narrow street	10 feet from a wide street, 15 feet from a narrow street	23-662, 35-61	10 feet from a wide street, 15 feet from a narrow street	10 feet from a wide street, 15 feet from a narrow street
PARKING AND LOADING						
Residential Parking	25-23	50% of dwelling units	50% of dwelling units	25-23	50% of dwelling units	50% of dwelling units
Community Facility Parking	25-36, 36-20	Varies by use	Varies by use	25-36	Varies by use	Varies by use
Commercial Parking	36-20	Varies by use (1 space per 200 sf of supermarket floor area)	n/a	36-20	Varies by use (1 space per 1,000 sf of supermarket floor area)	Varies by use (1 space per 1,000 sf of supermarket floor area)
Commercial Loading	36-62	Varies by use	n/a	36-62	Varies by use	Varies by use
Residential Bicycle Parking	25-811	1 per 2 dwelling units	1 per 2 dwelling units	25-811	1 per 2 dwelling units	1 per 2 dwelling units
Community Facility Bicycle Parking	25-811, 36-711	Varies by use	Varies by use	25-811, 36-711	Varies by use	Varies by use
Commercial Bicycle Parking	36-711	Varies by use	Varies by use	36-711	Varies by use	Varies by use

[i] Assumes provision of qualifying ground floor.