Zoning Comparison Table

	Permitted/Required					
	Existing Zoning				Proposed Zoning	
	ZR Section #	C8-3	ZR Section #	R7-2 / C1-4	ZR Section #	C4-6 (MIH)
USE GROUPS	32-10	UG I, III-IV,VI-X-	22-10; 32-10	UG I-IV, VI-X	32-10	UG I-IV, VI-X
Maximum FAR (Total)						
Residential	n/a	n/a	23-151; 23-153	.87 - 3.44*; or 4.00 (for QH within 100' of wide st.)	23-154	9.00 - 12.00
Community Facility	33-123	6.50	33-121	6.50	33-123	10.00
Commercial	33-122	2.00	33-121	2.00	33-122	3.40
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Side Yard	33-25	none required; 8' min if provided	23-461 and 23-462	none required; 8' min if provided	33-25	none required; 8' min if provided
Rear Yard	33-26	20'	23-47 and 33-26	20' commercial; 30' residential	23-47 and 33-26	20' commercial; 30' residential
Open Space	n/a	n/a	23-151	15.5-25.5% open space ratio*	n/a	n/a
Lot Coverage	n/a	n/a	23-151; 23-153	65% (for QH on interior/through lots)	n/a	n/a
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	33-432	60' or 6 stories	23-641; 23-662	60' or 6 stories*; or 75' (for QH within 100 ft of a wide st.)	23-641; 23-664	85' or 9 stories*; 155' **; or tower
Maximum Building Height	33-432	sky exposure plane	23-641; 23-662	sky exposure plane*; or 80' (for QH within 100 ft of a wide st.)	23-641; 23-664	sky exposure plane*; 235' or 23 stories**; or tower
Sky Exposure Plane	23-641	5.6 to 1 on wide street	23-641	5.6 to 1 on wide st.*	23-641	5.6 to 1 on a wide street*
Setbacks from Narrow Streets	23-641; 23-641	20'	23-641; 23-641	20' *; or 15' (for QH)	23-641; 23-641	20' *; or 15' (for QH)
Setbacks from Wide Streets	23-641; 23-641	15'	23-641; 23-641	15' *; or 10' (for QH)	23-641; 23-641	15' *; or 10' (for QH)
DENSITY	n/a	n/a	23-22	680 DU factor	23-22	680 DU factor
PARKING AND LOADING						
Parking (commercial / community facility)	36-21	depends on use	25-51; 36-21	depends on use	25-51; 36-21	depends on use
Parking (residential)	n/a	n/a	25-23	50% of DU	25-23; 36-62	40% of DU
Loading (commercial / community facility)	36-62	depends on use	36-62	depends on use	25-51	depends on use