9114 5th Avenue Rezoning

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (C8-2)		Proposed Zoning R7A/C2-4 (Under MIH Zoning)	
	ZR Section #	C8-2 (BR)	ZR Section #	R7A/C2-4 (BR)
USE GROUPS AND FLOOR AREA RATIO (FAR)	32-10	4-14, 16	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Residential	n/a	n/a	23-154*	4.6
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-155	5.01
Community Facility	33-123/114-11	3.0	33-123	4.00
Commercial	33-122	2.0	33-121	2.00
Commercial and Community Facility	33-123/114-11	3.0	33-123	4.00
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	35-51	n/a
Minimum Side Yard	33-25	None	35-52/23-462	None or 8 feet
Minimum Rear Yard	33-26	20' (none required for corner lots)	23-47/33-26	30', 20' (Commercial) / n/a (Corner Lots)
HEIGHT AND SETBACKS				
Minimum Base Height	33-432	30'/2-stories	35-22/35-65/35-652/23-662	40'
Maximum Base Height	33-432	30'/2-stories	35-22/35-65/35-652/23-664*	75'
Maximum Building Height	33-432/114-122	Sky Exposure Plane / 70' (CF)	35-22/35-65/35-652/23-664*	95'/9-Stories
Maximum Height of Front Wall	33-432	30'/2-stories	35-22/35-65/35-652/23-664*	75'
Sky Exposure Plane	33-432	1 to 1	n/a	n/a
Setbacks from Narrow Streets	33-432/114-122	20' , 15' (CF)**	35-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	33-432/114-122	15', 10' (CF)**	35-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153/35-22	65%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Affordable Dwelling Units	n/a	n/a	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23/36-33	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	15% or none (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	10% or none (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Manufacturing	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90