Zoning Comparison Table

			EXISTING		PROPOSED	
			C4-4 (R7-2 Equivalent)		MX:M1-4/R6	
			ZR #	Permitted/Required	ZR #	Permitted/Required
Permitted Uses			32-10	UG 1-6, 8-10, & 12	42-10	UG 1-14, 16 & 17*
FAR						
Commercial			33-122	3.4	43-12	2
Community Facility			33-123	6.5	43-122	4.8
Manufacturing			not applicable		43-12	2
Residential	Height Factor		23-151	0.87--3.44	not applicable	
	Quality Housing	*within 100' of a wide st.*	23-153	4	23-153	3
		beyond 100' of a wide st.		3.44		2.2
	Inclusionary Housing	*within 100' of a wide st.*	not applicable		not applicable	
		beyond 100' of a wide st.				
	AIRS		23-155	5.01	23-155	3.9
YARDS						
Minimum Front Yard			not applicable		not applicable	
Side Yards Required			33-25	none	43-25	none
Minimum Side Yard Width			33-25	0 or 8 ft	43-25	0 or 8 ft
Minimum Rear Yard			33-26	20 ft	123-65	30 ft Residential / 20 ft Non-Res
HEIGHT & SETBACK						
Maximum Base Height	Standard (commercial / CF/Mfg))		33-432	60 ft/4 stories (6 stories for CF)	123-66	60 feet
	Standard/Height Factor (residential)		23-641	60 ft/6 stories		
	Quality Housing *(QGF in parens)*	*inside MN Core*	23-662	Min: 40 ft | Max: 65 ft		
		outside MN core		Min: 40 ft | Max: 75 ft*		
	MIH *(QGF in parens)*		23-664(c)	75 ft		
Maximum Building Height	Standard (commercial /CF/Mfg)		33-432	SKY EXPOSURE PLANE	123-66	110 feet
	Standard/Height Factor (residential)		23-641	SKY EXPOSURE PLANE		
	Quality Housing *(QGF in parens)*	*inside MN Core*	23-662	75 ft		
		outside MN core		80 ft *(85 ft/8 stories)**		
	MIH *(QGF in parens)*		23-664(c)	135 ft/13 stories		
Setbacks from Wide Streets			33-432 33-442	15 ft (or 10 ft at grade)	43-43, 43-44	10 ft
Setbacks from Narrow Streets			33-432 33-442	20 ft (or 15 ft at grade)	43-43, 43-44	15 ft
PARKING						
Commercial			36-21	Depends on Use	44-20	Depends on Use
Community Facility						
Residential: Individual Facility			25-22	1 per DU	25-22	1 per DU
Residential: Group Facility			36-33 25-23	40% of total residences	25-23	70% of total residences
LOADING						
			36-62	Depends on Use	44-52	Depends on Use

*65 max base height & 75 ft max building height beyond 100 ft or a wide street
1. Along elevated rail, minimum base height of 25 ft/2 stories, maximum base height of 65 ft/6 stories
2. Along elevated rail, 100 ft max building height, 105 ft/10 story max building height with QGF