## Zoning Comparison Table

| | Permitted/Required | | | |
|---|---|---|---|---|
| | Existing Zoning | | Proposed Zoning | |
| | ZR Section # | HS / R6 / C2-2 | ZR Section # | SG / R7-3 / C2-4 |
| **USE GROUPS** | | 1, 2, 3, 4, 5, 6, 7, 8, 9 & 14 | | 1, 2, 3, 4, 5, 6, 7, 8, 9 & 14 |
| **Maximum FAR (Total)** | | | | |
| Residential | 23-151 | 2.43[a] | 128-21 | 6.00[b] |
| Community Facility | 24-11 | 4.80 | 24-11 | 6.00[b] |
| Commercial | 33-121 | 2.00 | 33-121 | 2.00 |
| **YARDS** | | | | |
| Front Yard | 23-45 | None | 23-45 | None |
| Side Yard | 23-462 | None | 23-462 | None |
| Rear Yard | 23-47 | 30' | 23-47 | 30' |
| Open Space | 23-151 | 30% - 37.5% | | N/A |
| Corner Lot Coverage | | N/A | 128-22 | 100% |
| Interior Lot Coverage | | N/A | 128-22 | 70% |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 23-662 | None | | None |
| Maximum Base Height | 23-662 | 60' | 128-36 | 75' |
| Maximum Building Height | 23-662 | 70'[c] | 128-36 | 185' (18 Stories Max) |
| Sky Exposure Plane for Narrow Streets | 23-641 | 2.7:1 | | N/A |
| Sky Exposure Plane for Wide Streets | 23-641 | 5.6:1 | | N/A |
| Setbacks from Narrow Streets | 23-641 | 20' | 128-36 | 15' |
| Setbacks from Wide Streets | 23-641 | 15' | 128-36 | 10' |
| **DENSITY** | 23-22 | 680 sf / DU | 23-22 | 680 sf / DU |
| **PARKING AND LOADING** | | | | |
| Residential Parking | 25-23 | 70% of DU | 25-23 | 50% of DU |
| Income Restricted Parking | 25-251 | 25% of ADU | 25-251 | Income restricted: 15% of ADU |
| General Retail Parking | 36-21 | 1 per 300 SF | 36-21 | Retail: 1 per 1,000 SF |
| Bicycle Parking | 25-811 | 1 per 2 DU | 25-811 | 1 per 2 DU |
| | 36-711 | 1 per 10,000 SF | 36-711 | 1 per 10,000 SF |
| Loading | 36-62 | None for first 8,000 SF Retail | 36-62 | None for first 25,000 SF Retail |
| | 36-62 | 1 berth for next 17,000 SF | 36-62 | 1 berth for next 15,000 SF |

[a] Floor are determined through Height Factor

[b] For housing developments pursuant to the Mandatory Inclusionary Housing Program

[c] Height limit for SHPD Tier II sites per 119-212