Zoning Comparison Table

	Permitted/Required				
	Existing Zoning		Proposed Zoning		
	ZR Section #	M1-1	ZR Section #	M1-5	
USE GROUPS	42-11, 42-12	4-14, 16 & 17	42-11, 42-12	4-14, 16 & 17	
Maximum FAR (Total)		3.4		6.5	
Residential	22-10	Not Applicable	22-10	Not Applicable	
Community Facility	43-122	2.4	43-122	6.5	
Commercial	43-12	1	43-12	5	
Manufacturing	43-12	1	43-12	5	
YARDS					
Front Yard	43-20	None Required	43-20	None required	
Side Yard	43-25	None or 8 Feet	43-25	None or 8 Feet	
Rear Yard	43-26	20'	43-26	20'	
Open Space	N/A	N/A	N/A	N/A	
Lot Coverage	N/A	N/A	N/A	N/A	
HEIGHT AND SETBACKS					
Minimum Base Height	N/A	N/A	N/A	N/A	
Maximum Base Height	N/A	N/A	N/A	N/A	
Maximum Height of Front Wall	43-43	30' or 2 Stories	43-43	85' or 6 Stories	
Maximum Building Height	43-43	Sky Exposure	43-43	Sky Exposure	
Sky Exposure Plane	43-43	1 to 1	43-43	2.7 to 1 (narrow street) 5.6 to 1 (wide street)	
Setbacks from Narrow Streets	43-43	20'	43-43	20'	
Setbacks from Wide Streets	43-43	15'	43-43	15'	
DENSITY	N/A	N/A	N/A	N/A	
PARKING AND LOADING					
Parking	44-21	By Use	44-20	None required	
Loading	44-52	By Use	44-52	By Use	