Zoning Comparison Table								
	Permitted/Required							
	Existing Zoning		**Proposed Zoning**					
	ZR Section #	**Waterfront M3-1 district**	**ZR Section #**	**Waterfront R6/MIH district**	**ZR Section #**	**Waterfront R8/MIH district**	**ZR Section #**	**Waterfront R8/C2-4/MIH district**
USE GROUPS	42-10, 62-20	IV, VI, VII, VIII, IX & X	22-10, 62-20	I, II & III	22-10, 62-20	I, II & III	22-10, 32-00, 62-20	I, II, III, IV, VI, VII, VIII, IX, X
MAXIMUM FAR (Total)		2.00		4.8		7.2		7.2
Residential	Not Permitted	0.00	62-361(a)(1), 23-22	3.9	62-361(a)(1), 23-22	7.2	62-361(a)(1), 23-22	7.2
Community Facility	Not Permitted	0.00	62-323, 24-11	4.8	62-323, 24-11	6.5	62-324, 24-11	6.5
Commercial	62-325, 43-12	2.00	Not Permitted	Not Permitted	Not Permitted	Not Permitted	62-324, 33-12	2
Manufacturing	62-325, 43-12	2.00	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
YARDS								
Waterfront Yard	62-332(a)	40	62-332(a)	40	62-332(a)	40	62-332(a)	40
Lot Coverage – Corner Lot	N/A	N/A	62-333, 23-362	100%	62-333, 23-362	100%	62-334, 62-333, 23-362	100%
Lot Coverage – Interior Lot	N/A	N/A	62-333, 23-362	80%	62-333, 23-362	80%	62-334, 62-333, 23-362	80%
Lot Coverage – Through Lot	N/A	N/A	62-333, 23-362	80%	62-333, 23-362	80%	62-334, 62-333, 23-362	80%
HEIGHT AND SETBACK								
Maximum Height of Front Wall/Base	62-343(a)	65 ft	62-343(a), 62-363(a)	65 ft or 6 stories	62-343(a)	105 ft	62-343(a)	105 ft
Maximum Building Height	62-343(a)	255 ft	62-363(b)(1)	110 ft	62-363(b)(3) *	500 ft & 600 ft	62-363(b)(3) *	500 ft & 600 ft
Setbacks from Narrow Streets	62-343(c)(1)(i), 43-43	15 ft	62-343(b)(1), 23-433	15 ft	62-343(b)(1), 23-433	15 ft	62-343(b)(1), 23-433	15 ft
Setbacks from Wide Streets	62-343(c)(1)(ii), 43-43	10 ft	62-343(b)(1), 23-433	10 ft	62-343(b)(1), 23-433	10 ft	62-343(b)(1), 23-433	10 ft
Setbacks from Shore Public Walkway	62-343(c)(1)(iii)	30 ft	62-343(b)(2)(ii)	30 ft	62-343(b)(2)(ii)	30 ft	62-343(b)(2)(ii)	30 ft
PARKING AND LOADING								
Parking - Commercial	44-21	Depends on use	N/A	N/A	N/A	N/A	36-21	Depends on use
Parking - Residential	N/A	N/A	25-211	None	25-211	None	25-211	None
Parking – Community Facility	N/A	N/A	25-31	Depends on use	25-31	Depends on use	25-31	Depends on use
Loading - Commercial	44-52	Depends on use	N/A	N/A	N/A	N/A	36-62	Depends on use
Loading – Residential	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loading – Community Facility	N/A	N/A	25-72	Depends on use	25-72	Depends on use	36-62	Depends on use

*As modified by proposed text amendment.

Zoning Comparison Table								
	Permitted/Required							
	Existing Zoning		Proposed Zoning		Existing Zoning		Proposed Zoning	
	ZR Section #	R6/C2-4	ZR Section #	R8/MIH/C2-4 district	ZR Section #	R6	ZR Section #	R8/C2-4/MIH district
USE GROUPS	22-10, 32-00, 62-20	I, II, III, IV, VI, VII, VIII, IX, X	22-10, 32-00, 62-20	I, II, III, IV, VI, VII, VIII, IX, X	22-10, 62-20	I, II & III	22-10, 32-00,62-20	I, II, III, IV, VI, VII, VIII, IX, X
MAXIMUM FAR (Total)		4.8				4.8		7.2
Residential Community Facility Commercial Manufacturing	62-361, 23-22 62-324, 24-11 62-324, 33-12 Not Permitted	2.54/3.05 4.8 2.00 Not Permitted	62-361, 23-22 62-324, 24-11 62-324, 33-12 Not Permitted	7.2 6.5 2.0 Not Permitted	62-361, 23-22 62-324, 24-11 Not Permitted Not Permitted	3.05 4.8 Not Permitted Not Permitted	62-361, 23-22, 62-324, 24-11 62-324, 33-12 Not Permitted	7.2 6.5 2.0 Not Permitted
YARDS								
Waterfront Yard	62-332	40	62-332	40	62-332	40	62-332	40
Lot Coverage – Corner Lot	62-334, 62-333, 23-362	100%	62-334, 62-333, 23-362	100%	62-333, 23-362	100%	62-334, 62-333, 23-362	100%
Lot Coverage – Interior Lot	62-334, 62-333, 23-362	80%	62-334, 62-333, 23-362	80%	62-333, 23-362	80%	62-334, 62-333, 23-362	80%
Lot Coverage – Through Lot	62-334, 62-333, 23-362	80%	62-334, 62-333, 23-362	80%	62-333, 23-362	80%	62-334, 62-333, 23-362	80%
HEIGHT AND SETBACK								
Maximum Height of Front Wall/Base	62-343(a), 62-363(a)	65 ft or 6 stories	62-343(a)	105	62-343(a), 62-363(a)	65 ft or 6 stories	62-343(a)	105 ft
Maximum Building Height	62-363(b)(1)	110 ft	62-363(b)(3)**	500 ft & 600 ft	62-363-(b)(1)	110 ft	62-363(b)(3)**	500 ft & 600 ft
Setbacks from Narrow Streets	62-343(b)(1), 23-433	15 ft	62-343(b)(1), 23-433	15 ft	62-343(b)(1)(ii), 23-433	15	62-343(b)(1)(ii), 23-433	15
Setbacks from Wide Streets	62-343(b)(1), 23-433	10 ft	62-343(b)(1), 23-433	10 ft	62-343(b)(1)(ii), 23-433	10	62-343(b)(1)(ii), 23-433	10
Setbacks from Shore Public Walkway	62-343(b)(2)	30 ft	62-343(b)(2)(ii)	30 ft	62-343(b)(2)(ii)	30 ft	62-343(b)(2)(ii)	30 ft
PARKING AND LOADING								
Parking - Commercial	36-21	Depends on use	36-21	Depends on use	N/A	N/A	36-21	Depends on use
Parking - Residential	25-211	None	25-211	None	25-211	None	25-211	None
Parking – Community Facility	25-31	Depends on use	25-31	Depends on use	25-31	Depends on use	25-31	Depends on use
Loading - Commercial	36-62	Depends on use	36-62	Depends on use	N/A	N/A	36-62	Depends on use
Loading – Residential	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Loading – Community Facility	25-72	Depends on use	25-72	Depends on use	25-72	Depends on use	25-72	Depends on use

*Values listed for Qualifying Affordable or Senior Housing
**As modified by proposed text amendment