**Zoning Comparison Table**

| | Permitted/Required | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Existing Zoning (R6) | | Existing Zoning (R6/C2-4) | | Proposed Zoning (C6-1) (Under MIH Zoning) | | Proposed Zoning (R6/C1-4) | |
| | ZR Section # | R6 | ZR Section # | R6/C2-4 | ZR Section # | C6-1 (MIH) | ZR Section # | R6/C1-4 |
| **USE GROUPS** | 22-10 | 1, 2, 3, 4 | 22-10 /32-10 | 1, 2, 3, 4, 5, 6, 7, 8, 9, 14 | 22-10/32-10 | 1-12 | 22-10 /32-10 | 1, 2, 3, 4, 5, 6 |
| **MAXIMUM FAR** | | | | | | | | |
| Residential | 23-153/23-151 | 3.0[1] (QH), 2.2[2] (QH), 2.43 (HF) | 23-153/23-151 | 3.0[1] (QH), 2.2[2] (QH), 2.43 (HF) | 34-112/23-154 | 4.6* | 23-153/23-151 | 3.0[1] (QH), 2.2[2] (QH), 2.43 (HF) |
| Affordable Independent Residences for Seniors | 23-155 | 3.9 | 23-155 | 3.9 | 34-112/23-155 | 5.01 | 23-155 | 3.9 |
| Community Facility | 24-11 | 4.8 | 24-11, 33-121 | 4.8 | 34-112/24-11 | 6.5 | 24-11, 33-121 | 4.8 |
| Commercial | n/a | n/a | 33-121 | 2 | 33-122 | 6 | 33-121 | 2 |
| Commercial and Community Facility | n/a | n/a | 33-121 | 4.8 | 33-123 | 6.5 | 33-121 | 4.8 |
| Manufacturing | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| **YARDS** | | | | | | | | |
| Minimum Front Yard | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Minimum Side Yard | 23-462 | None or 8' | 23-462, 35-52 | None or 8' | 33-25/23-462 | None or 8' | 23-462, 35-52 | None or 8' |
| Minimum Rear Yard | 23-47 | 30' | 23-47, 33-26 | 30', 20' (Commercial) | 33-26 | 30' / 20' (Commercial) | 23-47, 33-26 | 30', 20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | | | | | |
| Minimum Base Height | 23-662 | 40' (QH)[1], 30' (QH)[2] | 23-662/35-22/35-65/35-652 | 40' (QH)[1], 30' (QH)[2] | 34-112/23-664 | 40'* | 23-662/35-22/35-65/35-652 | 40' (QH)[1], 30' (QH)[2] |
| Maximum Base Height | 23-662 | 65' (QH)[1], 45' (QH)[2] | 23-662/35-22/35-65/35-652 | 65' (QH)[1], 45' (QH)[2] | 34-112/23-664 | 75'* | 23-662/35-22/35-65/35-652 | 65' (QH)[1], 45' (QH)[2] |
| Maximum Building Height | 23-662 | 75' (QH)[1], 55' (QH)[2] | 23-662/35-22/35-65/35-652 | 75' (QH)[1], 55' (QH)[2] | 34-112/23-664 | 90'* or 95'* (w/ QGF) | 23-662/35-22/35-65/35-652 | 75' (QH)[1], 55' (QH)[2] |
| Maximum Height of Front Wall | 23-662 | 65' (QH)[1], 45' (QH)[2] | 23-662/35-22/35-65/35-652 | 65' (QH)[1], 45' (QH)[2] | 34-112/23-664 | 75'* | 23-662/35-22/35-65/35-652 | 65' (QH)[1], 45' (QH)[2] |
| Sky Exposure Plane | 23-641 | 2.7:1 narrow / 5.6:1 wide (HF) | 23-641/35-22 | 2.7:1 narrow / 5.6:1 wide (HF) | 34-112/23-641 | 3.7:1 narrow / 7.6:1 wide* | 23-641/35-22 | 2.7:1 narrow / 5.6:1 wide (HF) |
| Setbacks from Narrow Streets | 23-641/23-662 | 15' (QH) | 23-641/23-662/35-22 | 15' (QH) | 34-112/23-642 | 15'* | 23-641/23-662/35-22 | 15' (QH) |
| Setbacks from Wide Streets | 23-641/23-662 | 10' (QH) | 23-641/23-662/35-22 | 10' (QH) | 34-112/23-642 | 10'* | 23-641/23-662/35-22 | 10' (QH) |
| **OPEN SPACE** | | | | | | | | |
| Minimum Open Space Ratio/ Max. Lot Coverage | 23-151 | Varies | 23-151/35-22 | Varies | 34-112/23-151 | Varies | 23-151/35-22 | Varies |
| **LOT COVERAGE** | | | | | | | | |
| Interior/Through Lot | 23-153 | 60% / 65%[1] (QH) | 23-153 | 60% / 65%[1] (QH) | 34-112/23-153 | 65% (QH) | 23-153 | 60% / 65%[1] (QH) |
| Corner Lot | 23-153 | 100% (QH) | 23-153 | 100% (QH) | 34-112/23-153 | 100% (QH) | 23-153 | 100% (QH) |
| **DENSITY** | | | | | | | | |
| Affordable Dwelling Units | 23-22 | 680 sf/DU | 23-22 | 680 sf/DU | 34-112/23-22 | 680 sf/DU | 23-22 | 680 sf/DU |
| Affordable Independent Residences for Seniors | 23-23 | 325 sf/DU | 23-23 | 325 sf/DU | n/a | 325 sf/DU | 23-23 | 325 sf/DU |
| **PARKING** | | | | | | | | |
| Residential | 25-23 | 50% (QH), 70% (HF) | 25-23 | 50% (QH), 70% (HF) | 36-33/25-23 | 50% | 25-23 | 50% (QH), 70% (HF) |
| Commercial | n/a | n/a | 36-21 | By Use | 36-21 | By Use | 36-21 | By Use |
| Income-Restricted Housing Units | 12-10/25-251 | None (Transit Zone) | 12-10/25-251 | None (Transit Zone) | 36-33/12-10/25-251 | None (Transit Zone) | 12-10/25-251 | None (Transit Zone) |
| Affordable Independent Residences for Seniors | 12-10/25-252 | None (Transit Zone) | 12-10/25-252 | None (Transit Zone) | 36-33/12-10/25-252 | 10% | 12-10/25-252 | None (Transit Zone) |
| Government Assisted Dwelling Units | 12-10/25-253 | 35% (QH) / 55% (HF) | 12-10/25-253 | 35% (QH) / 55% (HF) | 36-33/12-10/25-253 | 25% | 12-10/25-253 | 35% (QH) / 55% (HF) |
| **LOADING** | | | | | | | | |
| Commercial | n/a | n/a | 36-62 | By Use | 36-62 | By Use | 36-62 | By Use |
| Bicycle Parking (Residential) | 25-80 | 1 per 2 dwelling units | 25-80/36-70 | 1 per 2 dwelling units | 36-711 | 1 per 2 dwelling units | 25-80/36-70 | 1 per 2 dwelling units |
| Bicycle Parking (Affordable Independent Residences for Senio | 25-80 | 1 per 10,000 sf | 25-80/36-70 | 1 per 10,000 sf | 36-711 | 1 per 10,000 sf | 25-80/36-70 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | 36-711 | By Use | 36-70 | By Use | 36-711 | By Use |

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

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street