Zoning Requirement	Permitted/Required				
	Existing R4		Proposed R3A / Special Coastal Risk District (SCRD)		Comparison
	Zoning Section(s)	R4	Zoning Section(s)	R3A	
USE GROUP	32-00	1-4	22-10 & 137-21	1-4 [s]	no change
FAR					
Residential FAR	23-142	0.75	23-142	0.5	FAR reduced by 0.25
Community Facility FAR	24-11	2.0	24-11	1.0	FAR reduced by 1.0
Commercial/Manufacturing FAR	N/A	N/A	N/A	N/A	N/A
YARDS					
Front Yard	23-45	10'	23-45 & 24-34	10' (15' for Community Facility)	no change (5' increase for Community Facility)
Side Yard	23-461	8'+5'= 13' (Detached) [a]	23-461 / 24-35	Min. 1 Yard, Min. 8' Total [b,c,d]	Side Yard reduced to Min. 1 Yard, Min. 8' Total [d]
	23-461	0'+8' (Semi Detached) [a]	N/A	N/A	N/A
	23-462	8'+8' (Multi Family) [a]	N/A	N/A	N/A
Rear Yard	23-47	30'	23-47 / 24-36	30'	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	23-631	25' (Perimeter Wall)	23-631	21' (Perimeter Wall)	Perimeter Wall height reduced by 4'
Maximum Building Height	23-631	35' (Building Height)	23-631	35' (Building Height)	no change
Sky Exp Plane	24-251	1:1 starting @ 35' HT. [e,f]	24-521	1:1 starting @ 25' HT. [e,f]	Sky Exposure plane starts 10' lower
Setbacks from Narrow Streets	N/A	N/A	N/A	N/A	N/A
Setbacks from Wide Streets	N/A	N/A	N/A	N/A	N/A
Open Space	24-11	55%	23-142	N/A (Governed by Yards)	Open Space revised to Yard Requirement
Lot Coverage	23-142	45%	23-142	N/A (Governed by Yards)	Lot Coverage revised to Yard Requirement
DENSITY REGULATIONS	23-22	870 SF / DU	23-22	710 SF / DU	Density increased by 160 SF / DU
PARKING	25-21	0.85/DU & 0.42/IRHU	25-22	1/DU	Parking increase .15/DU & 'IRHU Parking Requirement removed
	N/A	N/A	25-31	1/400 SF Community Facility [g]	Added Comm Facility Parking Req 1/400 SF [g]
LOADING	25-70	N/A	N/A	N/A	N/A

[a] Side Yard not required for Commercial/Community Facility Uses but minimum 8 ft. when provided.

[b] Provide Two Side Yards for Community Facility of 8 feet (or Two Side Yards of 10% of aggregate streetwall width when such width exceeds 80 feet).

[c] On Corner Lots One Side Yard shall be at least 20 feet in width.

[d] In addition to One required Side Yard Buildings must maintain 8' open space distance on adjacent zoning lots which may be located on one or both sides of the side lot line.

[e] Sky Exposure Plane applies to Community Facility Uses in Residence District only. See Front Wall & Building Height for Residential Uses only.

[f] Measured at Front Yard Line on both Narrow and Wide Streets.

[g] Community Facility Parking may vary 1 per 10 or 15 Person pending type of Use.

[s] (SCRD-1) Residential Uses limited to single-family detached buildings & (SCRD-2) Residential Uses limited to single or two family detached buildings only.

Zoning Requirement	Permitted/Required				
	Existing R4-1		Proposed R3A / Special Coastal Risk District (SCRD)		Comparison
	Zoning Section(s)	R4-1	Zoning Section(s)	R3A	
USE GROUP	22-00 & 137-21	1-4	22-10 & 137-21	1-4 [s]	no change
FAR					
Residential FAR	23-142	0.75	23-142	0.5	FAR reduced by 0.25
Community Facility FAR	24-11	2.0	24-11	1.0	FAR reduced by 1.0
Commercial/Manufacturing FAR	N/A	N/A	N/A	N/A	N/A
YARDS					
Front Yard	23-45 & 24-34	10' (15' for Community Facility)	23-45 & 24-34	10' (15' for Community Facility)	no change
Side Yard	23-461 / 24-35	Min. 1 Yard, Min. 8' Total (Detached) [b,c,d]	23-461 / 24-35	Min. 1 Yard, Min. 8' Total [b,c,d]	no change
	23-461 / 24-35	Min. 1 Yard, Min. 8' Total(Zero Lot Line) [b,c]	N/A	N/A	N/A
	23-461 / 24-35	Min. 1 Yard, Min. 4' Each(Semi Detached) [b,c]	N/A	N/A	N/A
Rear Yard	23-47 / 24-36	30'	23-47 / 24-36	30'	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	23-631	25' (Perimeter Wall)	23-631	21' (Perimeter Wall)	Perimeter wall reduced by 4'
Maximum Building Height	23-631	35' (Building Height)	23-631	35' (Building Height)	no change
Sky Exp Plane	24-521	1:1 starting @ 35' HT. [e,f]	24-521	1:1 starting @ 25' HT. [e,f]	Sky Exposure plane starts 10' lower
Setbacks from Narrow Streets	N/A	N/A	N/A	N/A	N/A
Setbacks from Wide Streets	N/A	N/A	N/A	N/A	N/A
Open Space	23-142	N/A (Governed by Yards)	23-142	N/A (Governed by Yards)	no change
Lot Coverage	23-142	N/A (Governed by Yards)	23-142	N/A (Governed by Yards)	no change
DENSITY REGULATIONS	23-22	870 SF / DU	23-22	710 SF / DU	Density increased by 160 SF / DU
PARKING	25-21	1/DU & 0.5/IRHU	25-22	1/DU	IRHU Parking Requirement removed
	25-31	1/500 SF Community Facility [g]	25-31	1/400 SF Community Facility [g]	CF Parking lowered by 1/100 SF [g]
LOADING	N/A	N/A	N/A	N/A	N/A

[b] Provide Two Side Yards for Community Facility of 8 feet (or Two Side Yards of 10% of aggregate streetwall width when such width exceeds 80 feet).

[c] On Corner Lots One Side Yard shall be at least 20 feet in width.

[d] In addition to One required Side Yard Buildings must maintain 8' open space distance on adjacent zoning lots which may be located on one or both sides of the side lot line.

[e] Sky Exposure Plane applies to Community Facility Uses in Residence District only. See Front Wall & Building Height for Residential Uses only.

[f] Measured at Front Yard Line on both Narrow and Wide Streets.

[g] Community Facility Parking may vary 1 per 10 or 15 Person pending type of Use.

[s] (SCRD-1) Residential Uses limited to single-family detached buildings & (SCRD-2) Residential Uses limited to single or two family detached buildings only.

Zoning Requirement	Permitted/Required				
	Existing C3		Proposed C3A / Special Coastal Risk District (SCRD)		Comparison
	Zoning Section(s)	C3 *(R3-2 Equivalent)*	Zoning Section(s)	C3A *(R3A Equivalent)*	
USE GROUP	32-00 / 137-12	1-4, 14	32-00 / 137-12	1-4 [s], 14	no change
FAR					
Residential FAR	34-112 / 23-142	0.5	35-23 / 23-142	0.5	no change
Community Facility FAR	33-123	1.0	33-123	1.0	no change
Commercial/Manufacturing FAR	33-122	0.5	33-122	0.5	no change
YARDS					
Front Yard	33-20 / 23-45	N/A / 15' for Residential	33-20 / 23-45	N/A / 10' for Residential	Residential Front Yard reduced by 5'
Side Yard	33-25 / 23-461	0' [a] / (2)Yards Min. 5' & 13' Total (Detatched)	33-25 / 23-461	0' [a] / 1 Side Yard of 8' [d]	Side Yard reduced to 1 Yard of 8' [d]
	23-461	Min 1 Yard, Min 8' Each (Semi Detached) [a]	N/A	N/A	N/A
	23-462	Min 2 Yards, Min 8' Each (Multi Family) [a]	N/A	N/A	N/A
Rear Yard	23-47 / 33-26	20'/30' (Commercial / Residential)	23-47 / 33-26	20'/30' (Commercial / Residential)	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	33-432 / 23-631	30' (Commercial) / 21' (Residential)	33-432 / 23-631	30' (Commercial) / 21' (Residential)	no change
Maximum Building Height	23-631	35' (Residential only)	23-631	35' (Residential only)	no change
Sky Exp Plane	33-432	1:1 @ 30' HT. (Narrow or Wide ST)	33-432	1:1 @ 30' HT. (Narrow or Wide ST)	no change
Setbacks from Narrow Streets	33-432	20' starting @ 30' HT. [e]	33-432	20' starting @ 30' HT. [e]	no change
Setbacks from Wide Streets	33-432	15' starting @ 30' HT. [e]	33-432	15' starting @ 30' HT. [e]	no change
Open Space	23-142	65%	23-142	N/A (Governed by Yard Regualtion)	Open Space revised to Yard Requirement
Lot Coverage	23-142	35%	23-142	N/A (Governed by Yard Regualtion)	Lot Coverage revised to Yard Requirement
DENSITY REGULATIONS	23-22	625 SF / DU	23-22	710 SF / DU	Density reduced by 85 SF / DU
PARKING	25-22	1/DU and 0.5/IRHU	25-22	1/DU	IRHU Parking Requirement removed
	36-21	1/150 SF Commercial Area	36-21	1/150 SF Commercial Area	no change
LOADING	36-62	Commercial Loading [h]	36-62	Commercial Loading [h]	no change

[a] Side Yard not required for Commercial/Community Facility Uses but minimum 8 ft. when provided or no less than 5 ft. and 8 ft. wide in average.

[d] In addition to One required Side Yard Buildings must maintain 8' open space distance on adjacent zoning lots which may be located on one or both sides of the side lot line.

[e] Sky Exposure Plane & Setback Limits apply to Commercial/Community Facility Uses only. See Front Wall & Building Height for Residential Uses only.

[h] Loading not required for Residential Uses & Required for Commercial Uses exceeding 8000 SF and may vary pending use.

[s] (SCRD-1) Residential Uses limited to single-family detached buildings & (SCRD-2) Residential Uses limited to single or two family detached buildings only.

Zoning Requirement	Permitted/Required				
	Existing R4		Proposed R4-1 / Special Coastal Risk District (SCRD)		Comparison
	Zoning Section(s)	R4	Zoning Section(s)	R4-1	
USE GROUP	32-00	1-4	32-00	1-4 [s]	no change
FAR					
Residential FAR	23-142	0.75	23-142	0.75	no change
Community Facility FAR	24-11	2.0	24-11	2.0	no change
Commercial/Manufacturing FAR	N/A	N/A	N/A	N/A	N/A
YARDS					
Front Yard	23-45	10'	23-45	10' (15' for Community Facility)	no change (5' increase for Community Facility)
Side Yard	23-461	8'+5'= 13' (Detached) [a]	23-461	Min. 1 Yard, Min. 8' Total [b,c,d]	Side Yard reduced to Min. 1 Yard, Min. 8' Total [d]
	23-461	0'+8' (Semi Detached) [a]	N/A	N/A	N/A
	23-462	8'+8' (Multi Family) [a]	N/A	N/A	N/A
Rear Yard	23-47	30'	23-47	30'	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	23-631	25' (Perimeter Wall)	23-631	25' (Perimeter Wall)	no change
Maximum Building Height	23-631	35' (Building Height)	23-631	35' (Building Height)	no change
Sky Exp Plane	24-251	1:1 starting @ 35' HT. [e]	24-251	1:1 starting @ 35' HT. [e]	no change
Setbacks from Narrow Streets	N/A	N/A	N/A	N/A	N/A
Setbacks from Wide Streets	N/A	N/A	N/A	N/A	N/A
Open Space	24-11	55%	24-11	N/A (Governed by Yards)	Open Space revised to Yard Requirement
Lot Coverage	23-142	45%	23-142	N/A (Governed by Yards)	Lot Coverage revised to Yard Requirement
DENSITY REGULATIONS	23-22	870 SF / DU	23-22	870 SF / DU	no change
PARKING	25-21	0.85/DU & 0.42/IRHU	25-21	1/DU & 0.5/IRHU	-0.15/DU & +0.08/IRHU
	N/A	N/A	N/A	1/500 SF Community Facility [g]	Added Community Facility Parking Requirement [g]
LOADING	25-70	N/A	N/A	N/A	N/A

[a] Side Yard not required for Commercial/Community Facility Uses but minimum 8 ft. when provided.

[b] Provide Two Side Yards for Community Facility of 8 feet (or Two Side Yards of 10% of aggregate streetwall width when such width exceeds 80 feet).

[c] On Corner Lots One Side Yard shall be at least 20 feet in width.

[d] In addition to One required Side Yard Buildings must maintain 8' open space distance on adjacent zoning lots which may be located on one or both sides of the side lot line.

[e] Sky Exposure Plane applies to Community Facility Uses in Residence District only. See Front Wall & Building Height for Residential Uses only.

[g] Community Facility Parking may vary 1 per 10 or 15 Person pending type of Use.

[s] (SCRD-1) Residential Uses limited to single-family detached buildings & (SCRD-2) Residential Uses limited to single or two family detached buildings only.

Zoning Requirement	Permitted/Required				
	Existing C1-2		Proposed C2-4		Comparison
	Zoning Section(s)	C1-2	Zoning Section(s)	C2-4	
USE GROUP	32-00	1-6	32-00	1-9, 14	Use Groups 7-9 and 14 added
FAR					
Residential FAR	23-10	N/A	23-10	N/A	N/A
Comm Facility FAR	33-121	FAR varies 0.5-10 per ZR33-121 [i]	33-121	FAR varies 0.5-10 per ZR33-121 [i]	no change
Commercial/Manufacturing FAR	33-121	1.0 (R1-R5) / 2.0 (R6-R10)	33-121	1.0 (R1-R5) / 2.0 (R6-R10)	no change
YARDS					
Front Yard	33-20	0'	33-20	0'	no change
Side Yard	33-25	0' [a]	33-25	0' [a]	no change
Rear Yard	33-26	20'	33-26	20'	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	33-431	30'(R1-R5) / 60'(R6+R7) / 85'(R8-R10)	33-431	30'(R1-R5) / 60'(R6+R7) / 85'(R8-R10)	no change
Maximum Building Height	33-431	N/A	33-431	N/A	N/A
Sky Exp Plan	33-431	(R1-R5 @ Narrow or Wide) 1 to 1 starting @ 30' HT. [e]	33-431	(R1-R5 @ Narrow or Wide) 1 to 1 starting @ 30' HT. [e]	no change
	33-431	(R6-R7 @ Narrow Street) 2.7:1 starting @ 60' HT. [e]	33-431	(R6-R7 @ Narrow Street) 2.7:1 starting @ 60' HT. [e]	no change
	33-431	(R6-R7 @ Wide Street) 5.6:1 starting @ 60' HT. [e]	33-431	(R6-R7 @ Wide Street) 5.6:1 starting @ 60' HT. [e]	no change
	33-431	(R8-R10 @ Narrow Street) 2.7:1 starting @ 85' HT. [e]	33-431	(R8-R10 @ Narrow Street) 2.7:1 starting @ 85' HT. [e]	no change
	33-431	(R8-R10 @ Narrow Street) 5.6:1 starting @ 85' HT. [e]	33-431	(R8-R10 @ Narrow Street) 5.6:1 starting @ 85' HT. [e]	no change
Setbacks from Narrow Streets	33-431	20' on Narrow Street starting @ 30'/60'/85' HT. [e]	33-431	20' on Narrow Street starting @ 30'/60'/85' HT. [e]	no change
Setbacks from Wide Streets	33-431	15' on Wide Street starting @ 30'/60'/85' HT. [e]	33-431	15' on Wide Street starting @ 30'/60'/85' HT. [e]	no change
Open Space	N/A	Governed by Yard Req. or applicable Residential District	N/A	Governed by Yard Req. or applicable Residential District	no change
Lot Coverage	N/A	Governed by Yard Req. or applicable Residential District	N/A	Governed by Yard Req. or applicable Residential District	no change
DENSITY REGULATIONS	N/A	N/A	N/A	N/A	N/A
PARKING	36-21	1/300 SF Commercial Area	36-21	1/1000 SF Commercial Area	Decreased Commercial Parking
LOADING	36-62	Commercial Loading [h]	36-62	Commercial Loading [h]	no change

[a] Side Yard not required for Commercial/Community Facility Uses but minimum 8'. when provided or minimum. 5' at every point and 8' in average along entire length of Side Lot line.

[e] Sky Exposure Plane & Setback Limits apply to Commercial+Community Facility Uses only. Underlying Residential District Bulk limits apply to Residential Portion of Development.

[h] Loading required for Commercial Uses exceeding 8000 SF and may vary pending use.

i Commercial and/or Community Facility FAR may deviate for Mixed Use Buildings per ZR 33-121

Zoning Requirement	Permitted/Required				
	Existing R4		Proposed R6A & C2-4		Comparison
	Zoning Section(s)	R4	Zoning Section(s)	R6A & C2-4	
USE GROUP	32-00	1-4	22-10 & 32-00	1-9, 14	Use Groups 5-9 & 14 added
FAR					
Residential FAR *(Inclusionary)*	23-142	0.75	23-153/24-154	3.0 (3.6)	FAR increased by +2.25 (+2.85)
Community Facility FAR	24-11	2.0	33-121	3.0	'FAR increased by +1.0
Commercial/Manufacturing FAR	N/A	N/A	33-121	2.0	FAR increased by +2.0
YARDS					
Front Yard	23-45	10'	23-45	0'	Front Yard Req Removed
Side Yard	23-461	8'+5'= 13' (Detached) [a]	23-462	0' [a]	Side Yard Req Removed
	23-461	0'+8'(Semi Detached) [a]	N/A	N/A	N/A
	23-462	8'+8' (Multi Family) [a]	N/A	N/A	N/A
Rear Yard	23-47	30'	23-47 / 33-26	20'/30' (Comm./Resi.)	Comm. Rear Yard Req Added
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	23-631	25' (Perimeter Wall)	23-661	60' / 65' [j]	+35'/+40' [j]
Maximum Building Height	23-631	35' (Building Height)	23-661	70' / 75' [j]	+35'/+40' [j]
Sky Exposure Plane	24-251	1:1 starting @ 35' HT. [e]	33-431	(2.7 to 1 /5.6 to 1) @ 60' HT. [e]	Sky Exp Plane starts 25' higher with steeper angle
Setbacks from Narrow Streets	N/A	N/A	33-431	20' starting @ 60' HT. [e]	Setback Req added for Commercial or Community Faciilty portion of building only
Setbacks from Wide Streets	N/A	N/A	33-431	15' starting @ 60' HT. [e]	
Open Space	24-11	55%	N/A	N/A	
Lot Coverage	23-142	45%	23-153	65% (100% @ Corner Lot)	+20% (+55%@Corner Lot)
DENSITY REGULATIONS	23-22	870 SF / DU	23-22	680 SF / DU	Density increased by 190 SF / DU
PARKING	25-21	0.85/DU & 0.42/IRHU	25-21	0.5/DU and 0.25/IRHU	-0.35/DU & -0.17/IRHU
	N/A	N/A	36-21	1/1000 SF Commercial Area	Added Comm. Parking Req
LOADING	25-70	N/A	36-62	Commercial Loading [h]	Added Comm. Loading Req

[a] Side Yard not required for Commercial/Comm Facility Uses but minimum 8 ft. when provided.

[e] Sky Exposure Plane & Setback Limits apply to Commercial+Comm Facility Uses only. See Front Wall & Building Height for Residential Uses only.

[h] Loading not required for Residential Uses & Required for Commercial Uses exceeding 8000 SF and may vary pending use.

[j] Additional 5 ft. Height for Buildings with Qualifying Ground Floor.

Zoning Requirement	Permitted/Required				
	Existing C8-1		Proposed R6A & C2-4		Comparison
	Zoning Section(s)	C8-1	Zoning Section(s)	R6A & C2-4	
USE GROUP	32-00	4-14, 16	22-10 & 32-00	1-9, 14	Use Groups 1-3 added, 10-13,16 removed
FAR					
Residential FAR *(Inclusionary)*	N/A	N/A	23-153/24-154	3.0 (3.6)	Residential FAR added +3 (+3.6)
Community Facility FAR	33-123	2.4	33-121	3.0	FAR increased +0.6
Commercial/Manufacturing FAR	33-122	1.0	33-121	2.0	FAR increased +1.0
YARDS					
Front Yard	33-20	0'	23-45	0'	no change
Side Yard	33-25	0'	23-462	0' [a]	no change
Rear Yard	33-26	20'	23-47 / 33-26	20'/30' (Comm./Resi.)	Residential Rear Yard Requirement Added
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	33-432	30'	23-661	60' / 65' [j]	Front Wall Height increased by +30'/+35' [j]
Maximum Building Height	33-432	No Limit	23-661	70' / 75' [j]	Fixed Height Limit added
Sky Exp Plane	33-432	1 to 1 @ 30'	33-431	(2.7 to 1 /5.6 to 1) @ 60' HT. [e]	Sky Exposure Plan steepened and elevated 30'
Setbacks from Narrow Streets	33-432	20'	33-431	20' starting @ 60' HT. [e]	Same Setback requirement but elevated 30'
Setbacks from Wide Streets	33-432	15'	33-431	15' starting @ 60' HT. [e]	Same Setback requirement but elevated 30'
Open Space	33-10	N/A	N/A	N/A	N/A
Lot Coverage	33-10	N/A	23-153	65% (100% @ Corner Lot)	Residential Coverage Requirement added
DENSITY REGULATIONS	N/A	N/A	23-22	680 SF / DU	Density requirement of 680 SF / DU added
PARKING	36-21	1/300 SF Commercial Area (might vary pending use)	25-21 36-21	0.5/DU and 0.25/IRHU 1/1000 SF Commercial Area	Residential Parking requirement added Commercial Parking reduced by 1/700 SF
LOADING	36-62	Commercial Loading [h]	36-62	Commercial Loading [h]	Requirement might vary pending type of use

[a] Side Yard not required for Commercial/Comm Facility Uses but minimum 8 ft. when provided.

[e] Sky Exposure Plane & Setback Limits apply to Commercial+Comm Facility Uses only. See Front Wall & Building Height for Residential Uses only.

[h] Loading not required for Residential Uses & Required for Commercial Uses exceeding 8000 SF and may vary pending use.

[j] Additional 5 ft. Height for Buildings with Qualifying Ground Floor.

Zoning Requirement	Permitted/Required				
	Existing R5		Proposed R6A & C2-4		Comparison
	Zoning Section(s)	R5 & C1-2	Zoning Section(s)	R6A & C2-4	
USE GROUP	22-10 & 32-00	1-6	22-10 & 32-00	1-9, 14	Use Groups 7-9 & 14 added
FAR					
Residential FAR *(Inclusionary)*	23-142	1.25	23-153/24-154	3.0 (3.6)	FAR increased by +1.75 (+2.35)
Community Facility FAR	24-11	2.0	33-121	3.0	FAR increased by +1.0
Commercial/Manufacturing FAR	33-121	1.0	33-121	2.0	FAR increased by +1.0
YARDS					
Front Yard	23-45 / 33-20	10' & 0' for Commercial	23-45 / 33-20	0'	Residential Front Yard Req Removed
Side Yard	23-461	8'+5'= 13' (Detached)[a]	23-462	0'[a]	Side Yard Req Removed
	23-461	0'+8'(Semi Detached)[a]	N/A	N/A	N/A
	23-462	8'+8' (Multi Family)[a]	N/A	N/A	N/AA
Rear Yard	23-47 / 24-26	20'/30' (Comm./Resi.)	23-47 / 33-26	20'/30' (Comm./Resi.)	no change
HEIGHT AND SETBACKS					
Maximum Height of Front Wall	23-631 / 33-431	30'	23-661 / 33-431	60' / 65'[j]	+30'/+35'[j]
Maximum Building Height	23-631	40'	23-661	70' / 75'[j]	+30'/+35'[j]
Sky Exp Plane	24-521	Com. Facility 1:1 @ 35' HT.[e]	24-522 / 33-431	(2.7:1@Narrow ST) @ 60' HT.[e]	Sky Exp Plane starts 25'or 30' higher with steeper angle
	33-431	Commerical 1:1 @ 30' HT.[e]	24-522 / 33-431	(5.6:1 @ Wide ST) @ 60' HT.[e]	
Setbacks from Narrow Streets	33-431	20' @ 30' HT.	33-431	20' starting @ 60' HT.[e]	Commercial Setback Height increased by 30'
Setbacks from Wide Streets	33-431	15' @ 30' HT.	33-431	15' starting @ 60' HT.[e]	
Open Space	23-142	45%	N/A	N/A	
Lot Coverage	23-142	55%	23-153	65% (100%@Corner Lot)	+10% (+45%@Corner Lot)
DENSITY REGULATIONS	23-22	760 SF / DU	23-22	680 SF / DI	Density increased by 80 SF / DU
PARKING	25-21	0.85/DU & 0.42/IRHU	25-21	0.5/DU & 0.25/IRHU	-0.35/DU & -0.17/IRHU
	36-21	1/300 SF Commercial Area	36-21	1/1000 SF Commercial Area	Comm. Parking reduced 1/700 SF
LOADING	25-70 / 36-62	Commercial Loading[h]	25-70 / 36-62	Commercial Loading[h]	no change

[a] Side Yard not required for Commercial/Comm Facility Uses but minimum 8 ft. when provided.

[e] Sky Exposure Plane & Setback Limits apply to Commercial+Comm Facility Uses only. See Front Wall & Building Height for Residential Uses only.

[h] Loading not required for Residential Uses & Required for Commercial Uses exceeding 8000 SF and may vary pending use.

[j] Additional 5 ft. Height for Buildings with Qualifying Ground Floor.