Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	R6A	ZR Section #	R7D
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Maximum FAR (Total)	23-153	3.00	23-154(b)	5.60
Residential	23-153 (QHP)	3.00	23-154(b) (MIH)	5.60
Affordable independent Residences For Seniors ("AIRS")	23-153 (QHP)	3.00	23-155	5.60
Community Facility	24-11	3.00	24-11	4.20
Commercial	N/A	N/A	N/A	N/A
Manufacturing	N/A	N/A	N/A	N/A
YARDS				
Front Yard	23-45	Not required	23-45	Not required
Side Yard	23-462	Not required, or 8 feet min.	23-462	Not required, or 8 feet min.
Rear Yard	23-47	30 Feet	23-47	30 Feet
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	23-153	65% Interior / Through Lot 100% Corner Lot	23-153	65% Interior / Through Lot 100% Corner Lot
HEIGHT AND SETBACKS				
Minimum Base Height	23-664(b)	60 feet	23-664(b)	60 feet
Maximum Base Height	23-662(b)	65 feet W/QGF	23-664(b)	95 feet W/QGF
Maximum Building Height	23-662(b)	75 feet W/QGF	23-664(b)	115 feet/11 Stories W/QGF
Sky Exposure Plane	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	23-662(c)(1)	15 feet	23-662(c)(1)	15 feet
Setbacks from Wide Streets	23-662(c)(1)	10 feet	23-662(c)(1)	10 feet
DENSITY				
Affordable Dwelling Units	23-24	Density Factor 680	23-24	Density Factor 680
AIRS	23-23	Min 325 SF/DU	23-23	Min 325 SF/DU
PARKING				
Residential	25-231	Not required	25-231	Not required (Transit Zone)
Community Facility	25-31	Not required	25-31	Not required
Income- Restricted Housing Units	25-231	Not required	25-231	Not required (Transit Zone)
AIRS	25-231	Not required	25-231	Not required (Transit Zone)
Government Assisted Dwelling Units				
LOADING				
Bicycle Parking (Residential)	25-811	1 Per 2 DU	25-811	1 per 2 DU
Bicycle Parking (Community Facility)	25-811	1 per 10,000 SF	25-811	1 per 10,000 SF
Bicycle Parking (AIRS)	25-811	1 per 10,000 SF	25-811	1 per 10,000 SF
Loading (Residential)	25-72	Not required	25-72	Not required (Transit Zone)
Loading (Community Facility)	25-72	Not required	25-72	Not required (Transit Zone)