77-39 Vleigh Place

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R3-2/C1-2)		Proposed Zoning (R3-2)		Proposed Zoning R6A/C2-3 (Under MIH Zoning)	
	ZR Section #	R3-2/C1-2	ZR Section #	R3-2	ZR Section #	R6A/C2-3 (MIH)
USE GROUPS	22-10 /32-10	1, 2, 3, 4, 5 & 6	22-10	1, 2, 3 & 4	22-10 /32-10	1, 2, 3, 4, 5, 6, 7, 8, 9 & 14
Maximum FAR (Total)						
Residential	23-142	0.6	23-142	0.6	23-154*	3.6
Affordable Independent Residences for Seniors (AIR	23-144	0.95	23-144	0.95	23-155	3.9
Community Facility	24-11	1	24-11	1	33-121	3
Commercial	33-121	1	n/a	n/a	33-121	2
Commercial and Community Facility	33-121	1	n/a	n/a	33-121	3
YARDS						
Minimum Front Yard	23-45/35-51	15' or None (Commercial)	23-45	15'	n/a	n/a
Minimum Side Yard	23-461/35-52	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached) / 8' or None (Commerc	23-461	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached)	33-25 -> 23-462	None or 8 feet
Minimum Rear Yard	23-47/33-26	30' / 20' (Commecial)	23-47	30'	23-47/33-26	30', 20' (Commercial)
Max. Interior Lot Coverage	23-142	35% / n/a (Commercial)	23-142	35%	35-23 -> 23-153	65%
Maximum Lot Coverage	23-142	35% / n/a (Commercial)	23-142	35%	35-23 -> 23-153	100% (Corner)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	34-22 ->35-65 ->35-652 ->23-662	40'
Maximum Base Height	23-631(b) / 35-22, 33-43	21'	23-631(b)	21'	34-22 ->35-65 ->35-652 ->23-664	65'
Maximum Building Height	23-631(b) / 35-22, 33-43	35'	23-631(b)	35'	34-22 ->35-65 ->35-652 ->23-664	85'/8-Stories
Maximum Height of Front Wall	23-631(b) / 35-22, 33-43	21'	23-631(b)	21'	34-22 ->35-65 ->35-652 ->23-664	65'
Sky Exposure Plane	33-431	1:1 (Commecial)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	33-431	20' (Commercial)	n/a	n/a	34-22 ->35-65 ->35-652 ->23-662	15'
Setbacks from Wide Streets	33-431	15' (Commecial)	n/a	n/a	34-22 ->35-65 ->35-652 ->23-662	10'
DENSITY						
Maximum Number of Dwelling Units	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Othe	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	100%	25-23	100%	36-33 -> 25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-70	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing program as set forth in ZR 23-90