47 Hall Street Rezoning

Zoning Comparison Table

1/8/2025

	M1-2 Existing Zoning		M1-5 Proposed Zoning		M1-6A/R8 (MX) Proposed Zoning (MIH)	
	ZR Section #	M1-2	ZR Section #	M1-5	ZR Section #	M1-6A/R8 (MIH)
USE GROUPS						
Permitted Use Groups	42-10	I, III-X	42-10	I, III-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR						
Residential	n/a	n/a	n/a	n/a	123-622 / 23-22*	7.2
Community Facility	43-122	4.8	43-122	6.5	123-621 / 24-11	6.5
Commercial	43-12	2.0	43-12	5.0	123-623(a) / 43-132	8.0
Commercial and Community Facility	43-122	4.8	43-122	6.5	123-623(a) / 43-132	8.0
Manufacturing	43-12	2.0	43-12	5.0	123-623(a) / 43-132	8.0
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	123-631	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	123-631	None or 5'
Minimum Rear Yard	43-26	20'	43-26	20'	23-342 / 43-262	Varies
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-432	60'
Maximum Base Height	43-43	60' or 4-Stories	43-43	85' or 6-Stories	123-652(b) / 43-46	155'
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	123-652(b) / 43-46	245' / 306.25' for zoning lots $\geq$ 20,000 SF
Sky Exposure Plane	43-43	2.7 to 1 (narrow), 5.6 to 1 (wide)	43-43	2.7 to 1 (narrow), 5.6 to 1 (wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	43-43	20'	123-652(b) / 23-433 / 43-46	15'
Setbacks from Wide Streets	43-43	15'	43-43	15'	123-652(b) / 23-433 / 43-46	10'
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	n/a	n/a	123-632 / 23-362	80%, 50%^, None (Non-Residential or Mixed Buildings)
Corner Lot	n/a	n/a	n/a	n/a	123-632 / 23-362	100%, 50%^, None (Non-Residential or Mixed Buildings)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-52	680 sf/DU, None^^
PARKING						
Residential	n/a	n/a	n/a	n/a	123-72 / 25-211	None
Commercial	44-21	By Use	44-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	n/a	n/a	n/a	n/a	123-72 / 25-211	None
Qualifying Senior Housing	n/a	n/a	n/a	n/a	123-72 / 25-211	None
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a	123-72 / 25-811	1 per 2 dwelling units (UG-II)
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60 / 36-711	By Use	44-60 / 36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING						
Manufacturing	44-52	By Use	44-52	By Use	123-71 / 44-52	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program or Universal Affordability Program

^if utilizing "eligible site" provisions

^^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions