Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning		Proposed Zoning			
	ZR Section	R5/C2-3	ZR Section	R5	ZR Section	R7A/ C2-4/EC-6 (MIH)
USE GROUPS	22-10, 32-10	Use Groups 1-9, 14	22-10	Use Groups 1-4	22-10, 32-10, 133-22(b)* and 133-22(c)*	Use Groups 1-9, 14
MAXIMUM FAR (Total)						
Residential	35-31, 23-142, 23-144	1.25 1.95 (AIRS)	23-142, 23-144	1.25 1.95 (AIRS)	23-154(b) and (d)(2), 23-155	4.6 5.01 (AIRS)
Community Facility	35-31, 33-121	2.0	24-11	2.0	35-31, 33-121	4.0
Commercial	35-31, 33-121	2.0	N/A	N/A	35-31, 33-121	2.0
YARDS						
Front Yard	35-62(a), 23-45	None required	23-45	10 feet	33-20	N/A
Side Yard	23-462(a), 24-35, 35-52	2 side yards 8 feet minimum (residential) 0 or 8 feet (mixed residential and commercial)	23-462(a), 24-35	2 side yards 8 feet minimum	35-52, 33-25	0 or 8 feet
Rear Yard	35-53, 23-47, 24-36, 33-26	30 feet (residential) 20 feet (commercial)	23-47, 24-36	30 feet	35-53, 23-47, 24-36, 33-26	30 feet (residential) 20 feet (commercial)
Lot Coverage	23-142	55%	23-142	55%	23-153	65%
HEIGHT AND SETBACK						
Quality Housing						
Minimum Base Height	N/A	N/A	N/A	N/A	35-652, 23-662, 23-664(b)	40 feet
Maximum Base Height	N/A	N/A	N/A	N/A	23-662, 23-664(b)	65 feet 75 feet (MIH/AIRS)
Setback	N/A	N/A	N/A	N/A	35-654, 23-662(c)	10 feet (wide street) 15 feet (narrow street)
Maximum Building Height	N/A	N/A	N/A	N/A	35-654, 23-662 23-664(b)	80 feet (non-QGF) 85 feet (QGF) 90 feet (MIH/AIRS/non-QGF) 95 feet (MIH/AIRS/QGF)
Maximum Number of Stories	N/A	N/A	N/A	N/A	34-111, 35-654, 23-664(a)	8 (QGF) 9 (MIH/AIRS)
Basic Height and Setback						
Maximum Front Wall Height	23-631(d)	30 feet	23-631(d)	30 feet	N/A	N/A
Setback	23-631(d)	15 feet	23-631(d)	15 feet	N/A	N/A
Sky Exposure Plane	23-631(d)	20 degrees to the horizontal	23-631(d)	20 degrees to the horizontal	N/A	N/A
Maximum Building Height	23-631(d)	40 feet	23-631(d)	40 feet	N/A	N/A
DENSITY						
Maximum Permitted Dwelling Units	23-22	760	23-22	760	23-22	680
PARKING AND LOADING						
Parking	25-22, 25-23, 25-252	Residential: 1 space per DU (no group parking) 1 space for 85% of DUs (group parking) Commercial: varies by use AIRS: no parking required (Transit Zone)	25-23	1 space per DU (no group parking) 1 space for 85 % of DUs (group parking) AIRS: no parking required (Transit Zone)	36-21	Residential: 1 space for 50% of DUs (market rate) No parking required (MIH units) Commercial: varies by use AIRS: No parking required (transit zone)
Loading	25-72	Varies by use	25-72	Varies by use	36-62	Varies by use

* designates mandatory ground floor use regulation per EC-6 Special District