ZONING COMPARISON TABLE

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	Zoning Section(s)	R8	Zoning Section(s)	C6-4
USE GROUPS	22-00, 32-00	1,2,3,4	32-00	1-12
Maximum FAR				
Residential	23-151	6.02	34-112	10.0
Community Facility	24-11	6.5	33-122	10.0
Commercial		N/A	33-122	10.0
Manufacturing		N/A	33-122	N/A
YARDS				
Front Yard		NA		NA
Side Yard	23-462	Not Required (If provided Min. 8' throughout)	33-25	Not Required (If provided Min. 8' or average 8' [a])
Rear Yard on Corner Lot (within 100')	23-541	NA	33-261	NA
Rear Yard on Interior Lot	23-47	30' Along Rear Lot Line	33-26	20' Along Rear Lot Line
Through Lot	23-54	In case of a zoning lot occupying an entire block, no rear yard or rear yard equivalent shall be required	33-28	In case of a zoning lot occupying an entire block, no rear yard or rear yard equivalent shall be required
OPEN SPACE				
Bonus Floor Area - Public Plaza		NA	33-13	6 SF / 1 SF
Bonus Floor Area - Arcade		NA	33-14	3 SF / 1 SF
LOT COVERAGE				
Max Corner Lot Coverage	23-153 & 24-11	100% (QH) & 75% for CF		NA
Max Interior or Through Lot Coverage	23-153 & 24-11	70% (QH) & 65% for CF		NA
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	23-641 & 24-522	85' / 9 stories, whichever is less	33-432	85' / 6 stories, whichever is less
Maximum Building Height	23-641 & 24-522	Sky Exposure Plane	33-432	N/A
Initial Setback - Wide Street	23-641 & 24-522	15'	33-442	10'
Initial Setback - Narrow Street	23-641 & 24-522	20'	33-442	15'
Sky Exposure Plane - Wide Street	23-641 & 24-522	5.6:1	33-442	7.6:1
Sky Exposure Plane - Narrow Street	23-641 & 24-522	2.7:1	33-442	3.7:1
ACCESSORY PARKING				
Parking for Residential	13-10	None Required		N/A
Parking for Community Facility	13-10	None Required	13-12(d) & 13-13	1 per 4,000 SF depending on use. No more than 100 per use and 225 Total
Parking for Commercial	13-10	None Required	13-12(c) & 13-13	1 per 4,000 SF depending on use. No more than 100 per use and 225 total
LOADING BERTHS				
Berths for Residential Berths for Community Facility Berths for Commercial	13-10	Depends on Use	36-62	Depends on Use

[a] Side Yard not required, however, if an open area extending along a side lot line is provided, it shall be minimum 8' at every point or minimum 5' at every point and 8' average width per 33-25(b)