ZONING COMPARISON TABLE

Zoning Requirement	Permitted/Required							
	EXISTING: C4-4D Rezoning Area (ZM, ZR)		**EXISTING: C6-4** Park Ave. Hub Subdistrict (ZR)		**PROPOSED: C6-11** Rezoning Area (ZM, ZR)		**PROPOSED: C6-4** Park Ave. Hub Subdistrict (ZR)	
	ZR Section #	**C4-4D** (MN Block 1773 Lot 20, 27, 33)	**ZR Section #**	**C6-4** (125, Park Ave. Hub Subdistrict)	**ZR Section #†**	**C6-4** (Subdistrict B)	ZR Section #†	**C6-4** (125, Park Ave. Hub Subdistrict)
USE GROUP	32-10	I to X	32-10	I to X	32-10	I to X	32-10	I to X
Maximum FAR (Total)	**97-414**	**7.2**	**97-412**	**12**	23-22	**15**	**97-412**	**12**
Residential	97-414	6	97-412; 23-22	10	23-22	12	97-412; 23-22	10
Residential w/ QAH (or VPA, C4-4D)	97-414	7.2	97-412; 23-22	12	23-22	15	97-412; 23-22	12
Community Facility	97-414	6	97-412; 33-123	10	33-123	12	97-412; 33-123	10
Commercial	97-414	4	97-412; 33-122	10	33-122	12	97-412; 33-122	10
Commercial w/ VPA	97-414	5.4	-	-	-	-	-	-
Manufacturing	-	-	-	-	-	-	-	-
Minimum Non-Residential FAR	-	-	97-412(a)(1)	2	-	-	97-412(a)(1)	1.5
YARDS								
Front Yard	33-442; 223-322	0'	33-442; 223-322	0'	33-442; 23-322	0'	33-442; 223-322	0'
Side Yard	33-25; 23-334	0' - if provided: 5' (Resi), 8' (Comm)	33-25; 23-334	0' - if provided: 5' (Resi), 8' (Comm)	33-25; 23-334	0' - if provided: 5' (Resi), 8' (Comm)	33-25; 23-334	0' - if provided: 5' (Resi), 8' (Comm)
Rear Yard (w/in 100' to corner)	33-261: 23-343(b)	0'	33-261: 23-343(b)	0'	33-261: 23-343(b)	0'	33-261: 23-343(b)	0'
Rear Yard (beyond 100' to corner)	33-282; 23-343(a)	20' (below 75' Ht) 30' (above 75' Ht)	33-282; 23-343(a)	20' (below 75' Ht) 30' (above 75' Ht)	33-282; 23-343(a)	20' (below 75' Ht) 30' (above 75' Ht)	33-282; 23-343(a)	20' (below 75' Ht) 30' (above 75' Ht)
Lot Coverage for Corner Lots	23-362	100%	23-362	100%	23-362	100%	23-362	100%
HEIGHT AND SETBACKS								
Minimum Base Height	23-432	60'	97-433(a)	40'	97-433	60'	97-433	40'
Maximum Base Height	23-432	95'	97-433(b)	85'	97-433	125'	97-433	125'
Maximum Base Height, Resi QAH	23-432	105'	97-433(b)	85'	97-433	125'	97-433	125'
Maximum Bldg. Height	23-432	125'	23-432	215'	23-432	255'	23-432	215'
Maximum Bldg. Height, Resi QAH	23-432	145'	23-432	235'	23-432	325'	23-432	235'
Max. Bldg. Height for Eligible Sites	-	-	23-434(b)	355'	23-434(b)	405'	23-434(b)	355'
Tower Coverage Regulations	-	-	97-433(c); 35-632; 23-435; 23-441(b)	65% up to 300'; 50% above 300'	97-433; 35-632; 23-435; 23-441(b)	65% up to 300'; 50% above 300'	97-433; 35-632; 23-435; 23-441(b)	65% up to 300'; 50% above 300'
Setbacks from Narrow Streets	23-433	15'	23-433	15'	23-433	15'	23-433	15'
Setbacks from Wide Streets	23-433	10'	23-433	10'	23-433	10'	23-433	10'
DENSITY	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
PARKING AND LOADING								
Parking (Car)	25-211; 97-51	0 spaces	25-211; 36-21	0 spaces	25-211; 36-21	0 spaces	25-211; 36-21	0 spaces
Parking (Bike)	36-711	1 per 2 DUs (Resi), 10K SF (Comm)	36-711	1 per 2 DUs (Resi)or 10K SF (Comm)	36-711	1 per 2 DUs (Resi)or 10K SF (Comm)	36-711	1 per 2 DUs (Resi)or 10K SF (Comm)
Loading	36-62; 25-72	Depends on Use	36-62; 25-72	Depends on Use	36-62; 25-72	Depends on Use	36-62; 25-72	Depends on Use

†ZR references in "PROPOSED:…" columns correspond to the Proposed Zoning Text