# Zoning Comparison Table

| | Permitted/Required | | | | |
|---|---|---|---|---|---|
| | Existing Zoning | | | Proposed Zoning | |
| | ZR Section # | R7-2 w/ C2-4 | R7B w/ C2-4 | ZR Section # | R9-1 w/ C2-4 |
| **USE** | | | | | |
| Use Group | 22-10, 32-10 | 1-9 & 14 | 1-9 & 14 | 22-10, 32-10 | 1-9 & 14 |
| **Maximum FAR - Optional QHP** | | | | | |
| Residential | 23-153 | 3.44 / 4.00* | 3.00 | 23-153 | N/A |
| Residential - MIH | 23-154 | N/A | N/A | 23-154 | 9.00 |
| Residential - AIRS | 23-155 | 5.01 | 3.90 | 23-155 | 9.00 |
| Community Facility | 24-11 | 6.50 | 3.00 | 24-11 | 10.00 |
| Commercial | 33-121 | 2.00 | 2.00 | 33-121 | 2.00 |
| Manufacturing | N/A | N/A | N/A | N/A | N/A |
| **YARDS** | | | | | |
| Front Yard | 23-45, 35-51 | 0' | 0' | 23-45, 35-51 | 0' |
| Side Yard | 23-46, 35-52 | 0' or 8' Min | 0' or 8' Min | 23-46, 35-52 | 0' or 8' min |
| Rear Yard | 23-47, 35-53 | 30' | 30' | 23-47, 35-53 | 30' |
| Lot Coverage (Corner Lot) | 23-153 | 100% | 100% | 23-153 | 100% |
| Lot Coverage (Interior/Through Lot) | 23-153 | 65% | 65% | 23-153 | 70% |
| **HEIGHT AND SETBACKS - Optional QHP** | | | | | |
| Minimum Building Base Height | 23-662, 35-652 | 40' | 40' | 23-662, 35-652 | N/A |
| Maximum Building Base Height | 23-662, 35-652 | 65'/ 75'* | 65' | 23-664, 35-654 | 125' |
| Maximum Building Height | 23-662, 35-652 | 75'/ 80'* | 75' | 23-664 (c) | 285' or 28 stories |
| Setbacks from Narrow Streets | 23-662, 35-652 | 15' | 15' | 23-664 (c) | 15' |
| Setbacks from Wide Streets | 23-662, 35-652 | 10' | 10' | 23-664 (c) | 10' |
| **DENSITY** | | | | | |
| Maximum Dwelling Units (Factor) | 23-22, 35-40 | 680 | 680 | 23-22, 35-40 | 680 |
| **PARKING AND LOADING - Optional QHP** | | | | | |
| Parking for Residential Uses | 25-23, 36-33 | 50% of DU | 50% of DU | 25-23, 36-33 | 40% of DU |
| Parking for Income-restricted Housing | 25-25, 36-35 | None** | None** | 25-25, 36-35 | None** |
| Parking for Community Facilty Uses | 36-21 | varies | varies | 36-21 | varies |
| Parking for Commercial Uses | 36-21 | varies | varies | 36-21 | varies |
| Loading | 36-62 | varies | varies | 36-62 | varies |

Note:

* First number represents the requirements for a portion of the zoning lot fronting on a narrow street and beyond 100 feet from a wide street, and the second number represents the requirements for the portion fo the zoning lot fronting on a wide street and within 100 feet of a wide street.

** For zoning lots within the Transit Zone.