Zoning Comparison Table				
	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	M1-2/R6B(MX-8)*	ZR Section #	M1-4/R6B(MX-8)*
USE GROUPS	123-20, 22-00, 42-00	1-4, 6-14, 16, 17	123-20, 22-00, 42-00	1-4, 6-14, 16, 17
Maximum FAR (Total)	123-61, 123-64	2.0; or 2.2 with IH bonus	123-61, 123-64	2.0; or 2.2 with IH bonus
Residential	123-63, 23-154	2.0; or 2.2 with IH bonus	123-63, 23-154	2.0; or 2.2 with IH bonus
Community Facility	123-62, 24-11	2.0	123-62, 24-11	2.0
Commercial	123-61, 43-12	2.0	123-61, 43-12	2.0
Manufacturing	123-61, 43-12	2.0	123-61, 43-12	2.0
YARDS				
Front Yard	123-65	none required	123-65	none required
Side Yard	123-65	none required (min. 8')	123-65	none required (min. 8')
Rear Yard	123-61, 123-65, 23-47, 43-26	residential: 30' non-residential: 20'	123-61, 123-65, 23-47, 43-26	residential: 30' non-residential: 20'
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	123-64, 23-153	residential: 60% non-residential: N/A mixed-use: N/A	123-64, 23-153	residential: 60% non-residential: N/A mixed-use: N/A
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	123-61, 23-662, 43-43	residential: 40'; or 45' w/ qualifying ground floor non-residential: 60' or 4 stories	123-61, 23-662, 43-43	residential: 40'; or 45' w/ qualifying ground floor non-residential: 60' or 4 stories
Maximum Building Height	123-61, 23-662	residential: 50'; or 55' w/ qualifying ground floor non-residential: N/A (sky exposure plane)	123-61, 23-662	residential: 50'; or 55' w/ qualifying ground floor non-residential: N/A (sky exposure plane)
Sky Exposure Plane	123-61, 43-43	residential: N/A non-residential: 2.7 to 1 (narrow streets) or 5.6 to 1 (wide streets)	123-61, 43-43	residential: N/A non-residential: 2.7 to 1 (narrow streets) or 5.6 to 1 (wide streets)
Setbacks from Narrow Streets	123-61, 23-662, 43-43	residential: 15' non-residential: 20'	123-61, 23-662, 43-43	residential: 15' non-residential: 20'
Setbacks from Wide Streets	123-61, 23-662, 43-43	residential: 10' non-residential: 15'	123-61, 23-662, 43-43	residential: 10' non-residential: 15'
DENSITY	123-61, 23-22	680	123-61, 23-22	680
PARKING AND LOADING				
Parking	123-70, 25-23, 25-251, 44-21	residential: 50% of DUs; none required for income restricted units general retail: 1 per 300 sf other uses: depends on use	123-70, 25-23, 25-251, 44-21	residential: 50% of DUs; none required for income restricted units general retail: none required other uses: depends on use
Loading	123-70, 25-72, 44-52	depends on use; none required for residential or most community facility uses	123-70, 25-72, 44-52	depends on use; none required for residential or most community facility uses

* Project Area located is within an Inclusionary Housing designated area (see Appendix F) and within the Transit Zone (see Appendix I)