Zoning Comparison Table				
	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section	**M3-1**	**ZR Section**	**M1-5**
USE GROUPS	42-12, 42-13	6-14 and 16-18 (with certain limitations)	42-11, 42-12	4-14, 16, 17 (with certain limitations)
MAXIMUM FAR (Total)				
Residential	N/A	N/A	N/A	N/A
Community Facility	N/A	N/A	43-122	6.5
Commercial	43-12	2.0	43-12	5.0
Manufacturing	43-12	2.0	43-12	5.0
YARDS				
Front Yard	43-20	None	43-20	None
Side Yard	43-25	0 or 8 feet	43-25	0 or 8 feet
Rear Yard	43-28	20 feet	43-28	20 feet
HEIGHT AND SETBACK				
Standard Height and Setback				
Maximum Front Wall Height	43-43	60 feet or 4 stories, whichever is less	43-43	85 feet or 6 stories, whichever is less
Setback	43-43	20 feet (narrow street) 15 feet (wide street)	43-43	20 feet (narrow street) 15 feet (wide street)
Sky Exposure Plane	43-43	2.7 to 1 (narrow street) 5.6 to 1 (wide street)	43-43	2.7 to 1 (narrow street) 5.6 to 1 (wide street)
Alternate Height and Setback				
Optional Front Open Area	43-44	15 feet (narrow street) 10 feet (wide street)	43-44	15 feet (narrow street) 10 feet (wide street)
Front Wall Height	43-44	60 feet	43-44	85 feet
Sky Exposure Plane	43-44	3.7 to 1 (narrow street) 7.6 to 1 (wide street)	43-44	3.7 to 1 (narrow street) 7.6 to 1 (wide street)

PARKING AND LOADING				
Parking	44-21	Varies by use	44-21	Varies by use
Loading	44-52	Varies by use	44-52	Varies by use