Zoning Comparison Table - 230 Kent Avenue Rezoning

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	M1-4 District	ZR Section #	M1-4/R7X (MX-8) District
USE GROUPS	42-11, 42-12, 42-14	3A, 4, 5*, 6, 7B, 7C, 7D, 7E, 8-9, 10*, 11-14, 16-17, 18*	123-20	1-4, 5*, 6-9, 10*, 11-14, 16*, 17*, 18*
Maximum FAR (Total)	43-12	2.0	123-64 / 23-154	6.0
Residential	N/A	N/A	123-63 / 23-154	6.0
Community Facility	43-122	6.5	123-62 / 24-11	5.0
Commercial	43-12	2.0	123-64 / 43-12	2.0
Manufacturing	43-12	2.0	123-64 / 43-12	2.0
YARDS				
Front Yard	N/A	N/A	123-65	N/A
Side Yard	43-25	None/Min 8 Ft	123-65	None/Min 8 Ft
Rear Yard	43-26	20 Ft	123-65	20 Ft / 30 Ft
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	123-64(b)	N/A
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	43-43	60 Ft	123-662(b) / 23-664	105 Ft
Maximum Building Height	43-43	None	123-662(b) / 23-664	145 Ft
Sky Exposure Plane	43-43	2.7 to 1	N/A	N/A
Setbacks from Narrow Streets	43-43	20 Ft	123-662(b)	15 Ft
Setbacks from Wide Streets	43-43	15 Ft	123-662(b)	10 Ft
DENSITY	N/A	N/A	23-22	680 factor
PARKING AND LOADING				
Parking	44-21	None	25-20 / 44-21	Varies by use
Loading	44-52	Varies by use	44-52	Varies by use

*Notes:

Proposed M1-4/R7X would be mapped within a Mandatory Inclusionary Housing area

Transient hotels in UG 5 and large retailers in UG 10 are generally permitted only by special permit in both existing and proposed districts

UG 18 is permitted in M1-4 districts provided M1 performance standards are met

In M1-4/R7X district, UG 16, 17 & 18 are permitted as modified by ZR 123-22