# Zoning Comparison Table

| | Permitted/Required | | | | |
|---|---|---|---|---|---|
| | Existing Zoning | | | Proposed Zoning | |
| | ZR Section # | R6A<br>R6A/C2-4 | R6B<br>R6B/C2-4 | ZR Section # | R7A/C2-4 |
| **USE** | | | | | |
| Use Group | 22-10, 32-10 | 1-4<br>1-9 & 14 | 1-4<br>1-9 & 14 | 22-10, 32-10 | 1-4<br>1-9 & 14 |
| **Maximum FAR (Total) - QH** | | | | | |
| Residential | 23-154 | 3.60 | 2.20 | 23-154 | 4.60 |
| Community Facility | 24-11 | 3.00 | 2.00 | 24-1 | 4.00 |
| Commercial | 33-121 | N/A<br>2.00 | N/A<br>2.00 | 33-121 | 2.00 |
| Manufacturing | N/A | N/A | N/A | N/A | N/A |
| **YARDS - QH** | | | | | |
| Front Yard | 23-45 | 0' | 0' | 23-45 | 0' |
| Side Yard | 23-46 | 0' or 8' Min | 0' or 8' Min | 23-46 | 0' or 8' min |
| Rear Yard | 23-47 | 30' | 30' | 23-47 | 30' |
| Lot Coverage (Corner Lot) | 23-153 | 100% | 100% | 23-153 | 100% |
| Lot Coverage (Interior/Througth Lot) | 23-153 | 60% | 60% | 23-153 | 65% |
| **HEIGHT AND SETBACKS - QH (QGF)** | | | | | |
| Minimum Building Base Height | 23-664, 23-662 | 40' | 30' | 23-664, 35-654 | 75' |
| Maximum Building Base Height | 23-664, 23-662 | 65' | 45' | 23-664, 35-654 | 75' |
| Maximum Building Height | 23-664, 23-662 | 85' | 55' | 23-664 (c ) | 95' |
| Setbacks from Narrow Streets | 23-662 (c ) | 15' | 15' | 23-662 (c ) | 15' |
| Setbacks from Wide Streets | 23-662 (c ) | 10' | 10' | 23-662 (c ) | 10' |
| **DENSITY** | | | | | |
| Maximum Dwelling Units (Factor) | 23-22/33-40 | 680 | 680 | 23-22/33-40 | 680 |
| **PARKING AND LOADING** | | | | | |
| Parking for Income-restricted Housing | 23-251 | None | None | 23-251, 23-252 | None |
| Parking for Market-rate Housing - QH | 25-23 | 50% of DU | 50% of DU | 25-23 | 50% of DU |
| Loading | 25-72 | N/A | N/A | 25-72 | N/A |