Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	C8-2 (OP) district	ZR Section #	R8A/C2-4 (OP) district
USE GROUPS	32-10	4-14, 16	22-10, 32-10	1-9, 14
Maximum FAR (Total)	33-123	4.8	35-31, 23-154	7.2[a]
Residential	N/A	N/A	35-31, 23-154	7.2[a]
Community Facility	33-123	4.8	35-31, 24-11, 113-11	6.02
Commercial	33-122	2	35-31, 33-121	2
Manufacturing	N/A	N/A	N/A	N/A
YARDS				
Front Yard	113-12	30 ft on Ocean Parkway	113-12	30 ft on Ocean Parkway
Side Yard	33-25	0 or 8 ft	23-462(c), 35-52	0 or 8 ft
Rear Yard	33-26	20 ft	35-53, 23-47	30 ft
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	35-22, 23-153	70% / 100% for corner lots (80% for corner lots for CF)
HEIGHT AND SETBACKS				
Minimum Base Height	N/A	N/A	23-664, 35-65	60 ft
Maximum Base Height	33-432	Lesser of 60 feet or 4 stories	35-65, 113-13	105 ft / 145 ft within 125 ft of a wide street[b]
Maximum Building Height	N/A	N/A	23-664, 35-65	145 ft, 14 stories[b]
Maximum Height of Front Wall	33-432	Lesser of 60 feet or 4 stories	35-65, 113-13	105 ft / 145 ft within 125 ft of a wide street[b]
Sky Exposure Plane	33-432	2.7:1 (narrow street) / 5.6:1 (wide street)	N/A	N/A
Setbacks from Narrow Streets	33-432	20 ft (15 at grade)	23-662, 35-65	15 ft
Setbacks from Wide Streets	33-432	15 ft (10 at grade)	113-13	None required
DENSITY	N/A	N/A	23-22	680 SF / DU
PARKING AND LOADING				
Parking	36-21	Varies by use	25-23, 25-251, 36-21, 36-232	40% of market rate units, none for income-restricted units, commercial varies by use
Loading	36-62	Varies by use	36-62	None required for residential, commercial varies by use

[a] Maximum FAR in MIH areas with the provision of affordable housing.

[b] Assumes provision of affordable housing in MIH area and a qualifying ground floor.