			Permitted/Required			
			Existing C4-5X (SDJD)		Proposed C6-3 (SDJD)	
			Zoning Section(s)	C4-5X	Zoning Section(s)	C6-3
Use Group			32-10	1-6, 8-10, 12	32-10	1-6, 8-10, 12
FAR		Residential FAR	115-211, 23-155	6.0[ab]	115-211, 23-154, 23-155	8.0[ab]
		Comm Facility FAR	33-123	5.0	115-21	8.0
		Commercial FAR	33-122	4.0	115-21	8.0
Yards		Front Yard	35-51	None required.	35-51	None required.
		Side Yard	35-52	None required.	35-52	None required.
		Rear Yard	23-47, 33-26	Min. 30' beyond 100' of corner (Residential); min. 20' beyond 100' of corner (Commercial)	23-47, 33-26	Min. 30' beyond 100' of corner (Residential); min. 20' beyond 100' of corner (Commercial)
Height and Setbacks	Residential Uses	Max Ht. of Streetwall[e]	23-664	105'[c]	115-233	60'[e]
		Max Building Height	23-664	145'[c]	115-234	250'
		Sky Exposure Plane	N/A	N/A	N/A	N/A
		Setback from Narrow Street	115-233, 35-32	15'	115-233, 35-32	15'
		Setback from Wide Street	115-233, 35-32	10'	115-233, 35-32	10'
	Commercial or Community Facility Uses	Max Ht. of Streetwall[e]	33-432	60'	33-432	85'
		Max Building Height	Governed by Sky Exposure Plane		Governed by Sky Exposure Plane	
		Sky Exposure Plane	33-432	2.7:1 (Wide Street); 5.6:1 (Narrow Street)	33-432	2.7:1 (Wide Street); 5.6:1 (Narrow Street)
		Setback from Narrow Street	33-432	20'	33-432	20'
		Setback from Wide Street	33-432	15'	33-432	15'
Lot Coverage			115-21, 23-153	100% corner lot, 70% interior/thru lot	115-21	100% corner lot, 70% interior/thru lot
Density Regulations (Dwelling Unit Factor)[f]			23-22	680	23-22	680
Parking[f]	Commercial or Community Facility Uses		115-51, 36-21	None required; Up to 300 off-street parking spaces permitted.	115-51, 36-21	None required; Up to 300 off-street parking spaces permitted.
	Residential Uses		115-51[d], 25-23, 74-533[g], 25-251	50% of total dwelling units.[f]	115-51[d], 25-23, 74-533[g], 25-251	40% of total dwelling units.[f]
Loading[f]	Commercial or Community Facility Uses		36-62	None required for UG-4 facilities.	36-62	None required for UG-4 facilities.
	Residential Uses		N/A	N/A	N/A	N/A

[a] Values modified for development providing affordable housing pursuant to the Inclusionary Housing Program.
[b] Values modified for development providing Affordable Independent Residences for Seniors (AIRS) utilizing Quality Housing Bulk Regulations.
[c] Maximum street wall and building heights prescribed by ZR 115-23 may be modified for all Inclusionary Housing developments by ZR 23-664.
[d] R6A Regulations apply to all underlying districts.
[e] Where indicated on Map 4, street wall min. 40' - max 60'.
[f] None required for developments providing income restricted housing units and/or Affordable Independent Residences for Seniors (AIRS) in a Transit Zone (ZR 25-251, 25-252)
[g] Waiver for reduction of required accessory off-street parking permitted.