CVA
Zoning Comparison Table

	Existing Zoning				Proposed Zoning	
	R7-2 w/ C2-4		R7B w/ C2-4		R9-1 w/ C2-4	
	ZR Section	Required/ Permitted	ZR Section	Required/ Permitted	ZR Section	Required/ Permitted
Uses						
Permitted Uses	22-10, 32-10	Residential Community Facility Commercial	22-10, 32-10	Residential Community Facility Commercial	22-10, 32-10	Residential Community Facility Commercial
Maximum Floor Area Ratio (FAR)						
Residential - standard	23-22	3.44 or 4.00 [1]	23-22	3.00	23-22	9.00
Residential - qualifying affordable or senior housing	23-22	5.01	23-22	3.90	23-22	10.80
Residential - MIH	23-22	N/A	23-22	N/A	23-22	10.80
Community Facility	33-121	6.50	33-121	3.00	33-121	10.00
Commercial	33-121	2.00	33-121	2.00	33-121	2.00
Manufacturing	N/A	N/A	N/A	N/A	N/A	N/A
Yards [2]						
Minimum Front Yard	23-322	none required	23-322	none required	23-322	none required
Minimum Side Yard	23-334	0 or 5FT Min	23-334	0 or 5FT Min	23-334	0 or 5FT Min
Minimum Rear Yard	23-342	20 or 30 FT [3]	23-342	20 or 30 FT [3]	23-342	20 or 30 FT [3]
Minimum Rear Yard Equivalent	23-344	40 or 60 FT [4]	23-344	40 or 60 FT [4]	23-344	40 or 60 FT [4]
Building Height						
Minimum Base Height	23-432	40 FT	23-432	40 FT	23-432	60 FT
Maximum Base Height	23-432	85 FT	23-432	65 FT	23-432	155 FT
Maximum Building Height	23-432	105 FT	23-432	96 FT	23-432	215 FT
Minimum Setback Distance	23-433	10 or 15 FT [5]	23-433	10 or 15 FT [5]	23-433	10 or 15 FT [5]
Modified Maximum Building Height [6]	23-434	155 FT	23-434	N/A	23-434	315 FT
Towers Permitted	23-435	N/A	23-435	N/A	23-435	Yes
Density						
Maximum Dwelling Units (Factor)	23-52	680	23-52	680	23-52	680
Required Parking						
Residential required Parking (Inner Transit Zone)	25-211	none required	25-211	none required	25-211	none required
Non-residential required Parking[7]	36-21	1 per 1,000 SF	36-21	1 per 1,000 SF	36-21	1 per 1,000 SF

[1] Permitted residential FAR non-contextual district vary depending on proximity to a wide street.
[2] Required yards for non-residential development may vary per ZR24-35 or ZR33-26 (as applicable).
[3] Minimum required rear yard depth are 20 or 30 FT depending on the height of the building.
[4] Minimum required rear yard equivalent depth are 40 or 60 FT depending on the height of the building.
[5] Minimum required setback distance are 10 and 15 FT depending on the street width.
[6] Modified building heights are permitted for eligible sites as defined in ZR23-434(a).
[7] Non-residential parking requirements vary by use. Values represented are for PRC-A2 and PRC-A3.