Zoning Comparison Table

	Permitted/Required					
	Existing R6 w/ partial C1-4 overlay			Proposed: R7A w/ partial C1-4 overlay		
	ZR Section #	R6 district	R6/C1-4 district	ZR Section #	R7A district	R7A/C1-4 district
USE GROUPS	22-12, 22-13, 32-00	Uses 1-4	Uses 1-6	22-12, 22-13, 32-00	Uses 1-4	Uses 1-6
Maximum FAR (Total)						
Residential	23-153	2.20 [a]	3.00 [a,c]	23-153	4.00	4.00
Community Facility	24-11	4.80	4.80	24-11	4.00	4.00
Commercial	32-121	n/a	2.00	32-121	n/a	2.00
Manufacturing	Not permitted	0	0	Not permitted	0	0
YARDS						
Front Yard	23-45	0	0	23-45	0	0
Side Yard	23-462	0	0	23-462	0	0
Rear Yard	32-47, 33-20	30 ft	20 ft [b]	32-47, 33-20	30 ft	20 ft [b]
Open Space	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	23-153	60%	65% [c]	23-153	65%	100% [c]
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	23-662	45 ft	65 ft [c]	23-662	65 ft	65 ft
Maximum Building Height	23-662	55 ft	70 ft [c]	23-662	80 ft	80 ft
Sky Exposure Plane	23-641	2.7:1, 5.6:1	2.7:1, 5.6:1	n/a	n/a	n/a
Setbacks from Narrow Streets [d]	23-662	15 ft	15 ft	23-662	15 ft	15 ft
Setbacks from Wide Streets [d]	23-662	10 ft	10 ft	23-662	10 ft	10 ft
DENSITY	23-22	680 sf/unit	680 sf/unit	23-22	680 sf/unit	680 sf/unit
PARKING AND LOADING						
Parking	25-23	50% of DU	50% of DU, Commercial depends on use	25-23	50% of DU	50% of DU, Commercial depends on use
Loading	n/a	n/a	n/a	n/a	n/a	n/a