535 Morgan Avenue

Zoning Comparison Table

	M1-1 Existing Zoning		C7-1 Proposed Zoning	
	ZR Section #	**M1-1**	**ZR Section #**	**C7-1**
USE GROUPS				
Permitted Use Groups	42-10	1, 3, 4, 6 - 10*	32-10	1, 3, 4, 6 - 10**
MAXIMUM FAR				
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Community Facility	43-122	2.4	33-123	2.0
Commercial	43-12	1.0	33-122	2.0
Commercial and Community Facility	43-122	2.4	33-123	2.0
Manufacturing	43-12	1.0	n/a	n/a
YARDS				
Minimum Front Yard	43-25	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25	None or 8'
Minimum Rear Yard	43-26	20'	33-26/33-262	20'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	33-46	n/a
Maximum Base Height	43-43	30'/2-Stories	33-46	45'
Maximum Building Height	43-43	Sky Exposure Plane	33-46	65'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	33-46	n/a
Setbacks from Narrow Streets	43-43 / 43-44	20' (or 15' at grade)	33-46	10'
Setbacks from Wide Streets	43-43 / 43-44	15' (or 10' at grade)	33-46	15'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	n/a	n/a
Corner Lot	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a
LOADING				
Commercial	44-52	By Use	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-70	By Use

*Limitations on specific uses outlined under ZR 42-10

*Limitations on specific uses outlined under ZR 32-10