Peninsula Redevelopment

Zoning Comparison Table

	Permitted/Required									
	Existing Zoning						Proposed Zoning			
	ZR Section #	R5	ZR Section #	R5/C1-2	ZR Section #	C8-1	ZR Section #	C4-4 (MIH- R7-2)	ZR Section #	C4-3A (MIH-R6A)
USE GROUPS	22-10	1 ,2, 3, 4	22-10;32-10	1, 2, 3, 4, 6	32-10	4-14, 16	22-10;32-10	1,2,3,4,5,6,8,9,10,12	22-10;32-10	1,2,3,4,5,6,8,9,10,12
Maximum FAR (Total)	23-14	2.0	35-31	2.0	33-10	2.4	35-31	6.5	35-31	3.6
Residential	23-142	1.25	35-31->23-153	1.25	n/a	n/a	35-31->23-154*	4.6*	35-31->23-154*	3.6*
Affordable Independent Residences for Seniors (AIRS)	23-144	1.95	35-31->23-144	1.95	n/a	n/a	35-31->23-155	5.01	35-31->23-155	3.9
Community Facility	24-11	2.0	33-121	2.0	33-123	2.4	33-123	6.5	33-123	3.0
Commercial	Not Permitted	Not Permitted	33-121	1.0	33-122	1.0	33-122	3.4	33-122	3.0
Manufacturing	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
YARDS										
Front Yard	23-45	10'	23-45	10'	N/A	N/A	N/A	N/A	n/a	n/a
Side Yard	23-461(b)	8'	23-461/33-25	8' or none	33-25	none	33-25->23-462	None required	33-25->23-462	None required
Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)	33-26	20'	33-26 and 23-47	20' (commercial); 30' (residential)	33-26 and 23-47	20' (commercial); 30' (residential)
Open Space	23-142	45%	23-142	45%	N/A	n/a	N/A	N/A	N/A	N/A
Lot Coverage (corner)	23-142	55%	23-142	55%	N/A	n/a	35-23->23-153	100% (within 100 feet of a corner)	35-23 -> 23-153	100% (within 100 feet of a corner)
Lot Coverage (Interior/Through)	23-142	55%	23-142	55%	N/A	n/a	35-23->23-153	60%	35-23 -> 23-153	60%
HEIGHT AND SETBACKS										
Minimum Base Height	23-631(d)	n/a	23-631(d)	n/a	33-432	30'/2-stories	35-65->35-652->35-23->23-662	40' ^ ****	35-65->35-652->35-23->23-662	40' ^ ****
Maximum Base Height	23-631(d)	30'	23-631(d)	30'	33-432	30'/2-stories	35-65->35-654->35-23->23-664	75' ^	35-65->35-654->35-23->23-664	65' ^
Maximum Building Height	23-631(d)	40'	23-631(d)	40'	33-432	30'/2-stories	35-65->35-654->35-23->23-664	135' *** ^	35-65->35-654->35-23->23-664	85' *** ^
Maximum Number of Stories	23-631(d)	4	23-631(d)	4	33-432	30'/2-stories	35-65->35-654->35-23->23-664	13 Stories ^	35-65->35-654->35-23->23-664	8-Stories ^
Sky Exposure Plane	n/a	n/a	n/a	n/a	33-432	1 to 1	35-63->33-432	2.7:1 (narrow), 5.7:1 (wide) #	N/A	N/A
Setbacks from Narrow Streets	23-631(d)/23-632	15'/10' (max. depth side yard setback)	23-631(d)/23-632	15'/10' (max. depth side yard setback)	33-432	20'	35-63->33-432	15' ^ or 20' #	35-63->33-432	15' ^
Setbacks from Wide Streets	23-631(d)/23-632	15'/10' (max. depth side yard setback)	23-631(d)/23-632	15'/10' (max. depth side yard setback)	33-432	15'	35-63->33-432	10' ^ or 15' #	35-63->33-432	10' ^
DENSITY	23-22/23-23	760 sf/DU; 325 sf/DU (AIRS)	23-22/23-23	760 sf/DU; 325 sf/DU (AIRS)	n/a	n/a	23-22	680	23-22	680
PARKING AND LOADING										
Parking Residential Market Rate	25-23	85% of the Dwelling Units	25-23	50% of the Dwelling Units	n/a	n/a	36-33->25-047-> 25-23	85% of the Dwelling Units	36-33->25-047->25-23	85% of the Dwelling Units
Parking Commercial	N/A	N/A	36-21	By Use**	36-21	By Use**	36-21	By Use**	36-21	By Use**
Parking Income- Restricted	25-251	42.5% of the Dwelling Units	25-251	None Required	N/A		36-33->12-10/25-251	15% of the Dwelling Units^^	36-33->12-10/25-251	15% of the Dwelling Units^^
Parking AIRS	25-251	10% of the Dwelling Units	25-251	10% of the Dwelling Units	N/A		25-251	10% of the Dwelling Units^^	25-251	10% of the Dwelling Units^^
Loading Commercial	N/A	N/A	25-72	Depends on use	36-62	By Use	25-72	Depends on use	25-72	Depends on use
Loading Manufacturing	N/A	N/A	36-62	Depends on use	N/A		36-62	Depends on use	36-62	Depends on use

*When providing affordable housing units pursuant to the Mandatory Inclusionary Housing Program (ZR 23-90)
**Waived under 15 required spaces are required pursuant to ZR 36-231
***With Qualifying Ground Floor
****30' (zoning lots beyond 100 feet of a wide Street), 40' (zoning lots within 100 feet of a wide street)
^ Requirements apply pursuant to Quality Housing regulations
^^Outside the Transit Zone
Requirements apply pursuant to height factor regulations