Zoning Comparison Table

Mapes	Permitted/Required			
	Existing Zoning		Proposed R8 (MIH)	
	ZR Section #	R7-1 w C1-4	ZR Section #	R8 w/C2-4
USE				
USE GROUPS	22-10, 32-10	I,II,III,IV	22-10, 32-10	I-IX, XIV
LOT COVERAGE				
Lot Coverage (Corner Lot)	23-362	100% Corner, 80% Interior and throughlots	23-362	100% Corner, 80% Interior and throughlots
Lot area	-	42,145 sf	-	42,145 sf
Maximum FAR (Total)				
Residential	23-22	4.0, 5.01 (QAH, wide st)	23-22	7.2, 8.64 (QAH, wide st)
Community Facility	24-11, 33-121	4.8	24-11, 33-121	6.5
Commercial	33-121	2	33-121	2
YARDS				
Front Yard	23-322/35-51	none	23-322, 35-51	none
Side Yard	23-335(b) / 35-52	5' min if provided	23-335(b) / 35-52	5' min if provided
Rear Yard	23-342(a)(2)(ii) / 35-53	> 20 (height <75') / > 30 (height >75')	23-342(a)(2)(ii) / 35-53	> 20 (height <75') / >30 (height >75')
Lot Coverage (corner lot)	23-153	100%	23-153	100%
Lot Coverage (interior lot)	23-153	<70%	23-153	<80%
Lot Coverage (through lot)	23-153	<70%	23-153	<80%
HEIGHT AND SETBACKS				
Streetwall location (Narrow Street)	23-431 (b)	>70% with 10'	23-431 (b)	>70% with 10'
Streetwall location (Wide Street)	23-431 (b)	>70% with 8'	23-431 (b)	>70% with 8'
Minimum Base Height standard/QAH	23-432	40'	23-432	60'
Maximum Building Height standard	23-432	85' For zoning lots or portions thereof within 100 feet of a wide street. 75' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	135' For zoning lots or portions thereof within 100 feet of a wide street. 115' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line
Maximum Base Height Standard (or QAH)	23-432	75' (or 85' QAH) For zoning lots or portions thereof within 100 feet of a wide street. 65' (or 85' QAH) For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	95' (or 105' QAH) For zoning lots or portions thereof within 100 feet of a wide street. 85' (or 105' QAH) For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line
Maximum Building Height QAH	23-432	115' For zoning lots or portions thereof within 100 feet of a wide street. 105' For zoning lots or portions thereof on a narrow street beyond 100 feet of a wide street or, for zoning lots with only wide street frontage, portions of such zoning lot beyond 100 feet of the street line	23-432	145'
Minimum Setback (Narrow Streets)	23-433	15	23-433	15
Minimum Setback (Wide Streets)	23-433	10	23-433	10
DENSITY				
Dwelling Unit Factor	23-52	680	23-52	680
Maximum # DU' standard	23-52	247	23-52	446
Maximum # DU' QAH	23-52	310	23-52	535
PARKING AND LOADING				
Parking	25-222	25% (standard) QAH, None	25-222	12% (standard) QAH,None
Loading	25-72	Exempt, transit zone		Exempt, transit zone