

## Zoning Comparison Chart

		Existing R6	Proposed R6B	Proposed R6A
Floor Area Ratio (FAR)	Residential*	<u>Height Factor</u> 2.43 <u>Quality Housing:</u> 2.2 on Narrow Streets 3.0 on Wide Streets	2.0	3.0
	Community Facility	4.8	2.0	3.0
Maximum Building Height		Sky Exposure Plane	50 feet	70 feet
Maximum Base Height		60 feet	40 feet	60 feet

DU – Dwelling Unit

\* Under the current R6 zoning, properties subject to the Inclusionary Housing program have, on narrow streets, a base FAR of 2.2, bonusable to 2.42, and on wide streets, a base FAR of 2.7, bonusable to 3.6. Under the proposed R6B zoning, these properties would have a base FAR of 2.0, bonusable to 2.2.