

Lower Concourse Rezoning

Bulk and Use Comparison Chart

Zoning District	Use Groups Allowed	Maximum FAR				Base Height	Maximum Building Height
		Residential	Commercial	Manufacturing	Community Facility	Min to Max	
Existing Districts							
M1-2	4-14, 16, 17	X	2.00	2.00	4.80	*	*
M2-1	6-14, 16, 17	X	2.00	2.00	X	*	*
C4-4	1-6, 8-10, 12	3.44	3.40	X	6.50	*	*
R6	1-4	2.43	X	X	4.80	*	*
Proposed Districts							
M1-4	4-14, 16, 17	X	2.00	2.00	6.50	*	*
C6-2A	1-12	5.4 (7.2 with inclusionary housing)	6.00	X	6.50	60 to 85 ft.	120 ft
MX(R6A/ M1-4)	1-14, 16-17	2.7 (3.6 with inclusionary housing)	2.00	2.00	3.00	40 to 60 ft.	70 ft.
MX (R7A/ M1-4)	1-14, 16-17	3.45 (4.6 with inclusionary housing)	2.00	2.00	4.00	40 to 65 ft.	80 ft.
MX(R7X/ M1-4)	1-14, 16-17	3.75 (5.0 with inclusionary housing)	2.00	2.00	5.00	60 to 85 ft.	125 ft
MX (R8A/ M1-4)	1-14, 16-17	5.4 (7.2 with inclusionary housing)	2.00	2.00	6.50	60 to 85 ft	120 ft
R7-2/ C2-4	1-9, 14	3.0 (4.0 with inclusionary housing)	2.00	X	4.80	**	**
C4-4	1-6, 8-10, 12	3.0 (4.0 with inclusionary housing)	3.40	X	6.50	**	**

* Governed by the Sky Exposure Plane

**Bulk controlled by Waterfront Access Plan