

Zoning Requirement	Permitted/ Required			
	Existing M1-2		Proposed R7-1 w/ C1-5	
	Zoning Section(s)	M1-2	Zoning Section(s)	R7-1 w/C1-4
USE GROUP	42-11 & 42-12	4-14, 16 & 17	22-10, 32-10	1, 2, 3, 4, 5 & 6
FAR				
Residential FAR	Not Permitted	0.00	23-145	3.44 ^a
Comm Facility FAR	43-122	4.80	24-11	4.80
Commercial/ Manufacturing FAR	43-12	2.00	33-121	2.00
YARDS				
Front Yard	N/A		23-45	None
Side Yard	43-25	None	23-46	None
Rear Yard	43-28	None	23-47	30 ft
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	43-43	60 ft or 4 stories	23-633	60 ft ^b
Maximum Building Height	43-43	No Limit ^d	23-633	75 ft ^c
Sky Exp Plane	43-43	2.7:1	N/A	N/A
Setbacks from Narrow Streets	43-43	20 ft	23-633	15 ft
Setbacks from Wide Streets	43-43	15 ft	23-633	10 ft
Open Space	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	23-145	80% ^e
DENSITY REGULATIONS	N/A	N/A	23-22	680 sf/ DU
PARKING	44-20	Depends on use	25-31	50% of DU
LOADING	44-52	Depends on use	N/A	N/A

^a For housing developments pursuant to the Quality Housing Program

^b Under the Quality Housing Program, the maximum base building height for development fronting on a narrow street is 60 ft.

^c Under the Quality Housing Program, the maximum building height for development fronting on a narrow street is 75 ft.

^d Governed by the sky exposure plane

^e Lot coverage for the corner lot portion is 80% and for the interior/thru lot portion is 65%.