

Zoning Map Amendment Standards: Zoning Comparison Table Standard

Version: 1.3

Purpose

To determine the form of the “Zoning Comparison Table” for Zoning Map Amendment applications filed with the Department of City Planning.

When to Use

The Zoning Comparison Table standard applies to all Zoning Map Amendment (ZM) applications filed with the Department of City Planning. DCP will confirm application requirements with the applicant and applicant’s representatives at the Interdivisional Meeting. For combinations of land use actions that include a Special Permit, Authorization or Certification, the applicant may combine all required zoning calculations into a single chart or sheet for submission, and thus, a separate Zoning Comparison Table is not necessary.

Zoning Comparison Table Standard Overview

The Zoning Comparison Table standard applies to any project that includes a Zoning Map Amendment (ZM) action. For Zoning Map amendments, the Zoning Comparison Table is always a required component of any land use application filed with the Department of City Planning. If the Zoning Map Amendment is paired with other land use actions, the Zoning Comparison Table may be combined with additional zoning calculations required for other land use actions.

Zoning Comparison Table Standard Details

A template for the Zoning Comparison Table is available in Microsoft Excel format.

Number	Standard Requirement
Column 1	List the headings in the sample, or use the template provided by DCP
Column 2	List the relevant zoning section references for each topic, as they relate to the existing zoning districts in the Project Area
Column 3	Describe the existing zoning requirements, pursuant to the criteria listed below in each row
Column 4	List the relevant zoning section references for each topic, as they relate to the proposed zoning districts in the Project Area

Number	Standard Requirement
Column 5	Describe the requirements of the proposed zoning, pursuant to the criteria listed below in each row
Row 1	Identify the allowable Zoning Use Groups for each district within the project area, or rezoning area
Row 2	Describe the Floor Area Ratios for each district within the project area or rezoning area, with sub-rows: <ul style="list-style-type: none"> • Residential FAR • Community Facility FAR • Commercial FAR • Manufacturing FAR
Row 3	Describe the yard regulations for each district within the project area or rezoning area, with sub-rows: <ul style="list-style-type: none"> • Front Yard • Side Yard • Rear Yard • Open Space • Lot Coverage
Row 4	Describe the height and setback regulations for each district within the project area or rezoning area, with sub-rows: <ul style="list-style-type: none"> • Maximum Height of Front Wall • Maximum Building Height • Sky Exp. Plane • Setbacks from Narrow Streets • Setbacks from Wide Streets
Row 5	Describe the density regulations for each district within the project area or rezoning area
Row 6	Describe the parking regulations for each district within the project area or rezoning area
Row 7	Describe the loading regulations for each district within the project area or rezoning area

Zoning Comparison Table Sample

Zoning Requirement <small>For Use as a Reference Document Only</small>	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 ^c	23-633	75 ft ^d
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%.

Exceptions

Exceptions to this standard are based solely on the type of land use action requested by the applicant. The DCP project team will confirm application requirements at the Interdivisional Meeting.

For More Information

Refer to sample tables and the table template provided by DCP at the Interdivisional Meeting.

Revision History

Date	Version	Description	Author
11/03/11	Draft 1	Zoning Comparison Table	James Merani
2/8/12	1.1	Edits	David Parish
6/7/12	1.2	Edits following Standards Forum	David Parish
06/11/12	1.3	Revisions following SME review	David Parish