

Zoning Comparison Table

| Industry City | ZR Section # | Existing M3-1 | Proposed M2-4/IC | ZR Section # | Existing M1-2 | Proposed M1-2/IC |
|-----------------------------------|----------------------------|--|--|---------------------|--|--|
| USE GROUPS | 42-12, 42-13, 42-14, 42-15 | 3*, 6*, 7, 8, 9*, 10*, 11, 12*, 13, 14, 16, 17, 18 | 3*, 6*, 7, 8, 9*, 10*, 11**, 12*, 13, 14, 16**, 17**, 18** | 42-11, 42-12, 42-14 | 3*, 4*, 6*, 7, 8, 9, 10*, 11, 12, 13, 14, 16, 17 | 3*, 4*, 6*, 7, 8, 9, 10*, 11**, 12, 13, 14, 16**, 17**, 18** |
| Maximum FAR (Total) | | | | | | |
| Residential | n/a | n/a | n/a | n/a | n/a | n/a |
| Community Facility | n/a | n/a | n/a | 42-11 | 4.8 | 4.8 |
| Commercial | 42-12 | 2.0 | 5.0 | 42-11, 42-12 | 2.0 | 2.0 |
| Manufacturing | 42-13 | 2.0 | 5.0 | 42-13 | 2.0 | 2.0 |
| YARDS | | | | | | |
| Front Yard | n/a | n/a | n/a | n/a | n/a | n/a |
| Side Yard | 43-25 | None or 8' | None or 8' | 43-25 | None or 8' | None or 8' |
| Rear Yard | 43-26 | 20' | 20' | 43-26 | 20' | 20' |
| Open Space | n/a | n/a | n/a | n/a | n/a | n/a |
| Lot Coverage | n/a | n/a | n/a | n/a | n/a | n/a |
| HEIGHT AND SETBACKS | | | | | | |
| Maximum Height of Front Wall | 43-43 | 60' or four stories, whichever is less | 85' or six stories, whichever is less | 43-43 | 60' or four stories, whichever is less | 60' or four stories, whichever is less |
| Maximum Building Height | 43-43 | pursuant to sky exposure plane | pursuant to sky exposure plane | 43-43 | pursuant to sky exposure plane | pursuant to sky exposure plane |
| Sky Exposure Plane: Narrow Street | 43-43 | 2.7 to 1 | 2.7 to 1 | 43-43 | 2.7 to 1 | 2.7 to 1 |
| Sky Exposure Plane: Wide Street | 43-43 | 5.6 to 1 | 5.6 to 1 | 43-43 | 5.6 to 1 | 5.6 to 1 |
| Setbacks from Narrow Streets | 43-43 | 20' | 20' | 43-43 | 20' | 20' |
| Setbacks from Wide Streets | 43-43 | 15' | 15' | 43-43 | 15' | 15' |
| PARKING AND LOADING | | | | | | |
| Parking | 44-21 | varies by use | none required | 44-21 | varies by use | none required |
| Loading | 44-52 | varies by use | varies by use | 44-52 | varies by use | varies by use |

*With certain limitations

**subject to M1 performance standards