

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-1	M-3
Height	40 feet	40 feet
No. of Stories	3	3
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub School	• 1.0 • 1.2 • 1.0 • 1.8	• 1.0 • 1.2 • 1.0 • 1.8
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 60 % • 60% • n/a	• 60 % • 60% • n/a
Rear Setback	20 feet	20 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-A	M-4
Height	50 feet	50 feet
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 2.5 • 3.0 • 1.5	• 2.5 • 3.0 • 1.5 or 2.0* only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 60 % • 75% • 100%	• 60% • 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-A / CAP	M-25
Height	40 feet	40 feet
No. of Stories	3	3
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 1.8 • 2.16 • 1.5	• 1.8 • 2.16 • 1.5 or 1.8 only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 60 % • 75% • 100%	• 75% • 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	10'	10'
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-A / CAP/ CHC	M-27
Height	40 feet	40 feet
No. of Stories	3	3
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 2.5 • 3.0 • 1.5	• 2.5 • 3.0 • 1.5 or 2.0 only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 60 % • 75% • 100%	• 75% • 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	10'	10'
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-A / CHC	M-26
Height	50 feet	50 feet
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 2.5 • 3.0 • 1.5	• 2.5 • 3.0 • 1.5 or 1.8* only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 60 % • 75% • 100%	• 75% • 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18'6"	18'6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-A / NO	M-4
Height	40 feet	40 feet
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 2.5 • 2.5 • 1.5	• 2.5 • 2.5 • 1.5 or 2.0 only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • All Other	• 60 % • 100%	• 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • • All Other	• 8 feet • 8 feet • None required but 3"/1' (8' min) when provided • None required but 2"/1' (6' min) when provided	• 8 feet • 8 feet • None required but 2"/1' (5' min) when provided • None required but 2"/1' (5' min) when provided
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

IZ not applicable in the C-2-A/NO zone; correction will be made to draft text to reflect.

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-B	M-5
Height	65 feet 70 feet with IZ	65 feet 70 feet with IZ
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 3.5 • 4.2 • 1.5	• 3.5 • 4.2 • 1.5 or 2.0* only for lots 10,000 sf or less and limited to ground floor & floor immediately above
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 80 % • 80% • 100%	• 80% • 80% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-2-C	M-6
Height	90 feet	90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 6.0 • 7.2 • 2.0	• 6.0 • 7.2 • 2.0
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 80 % • 90% • 100%	• 80% • 90% • 100%
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio'	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-3-A	M-7
Height	65 feet	65 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 4.0 • 4.8 • 2.5	• 4.0 • 4.8 • 2.5
Lot Occupancy Maximum • Residential • Residential with IZ • All Other	• 75 % • 80% • 100%	• 75% • 80% • 100%
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided:: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-3-B	M-8
Height	70 feet	70 feet
No. of Stories	6	n/a
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 5.0 • 6.0 • 4.0	• 5.0 • 6.0 • 4.0
Lot Occupancy	100 %	n/a
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	When provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	When provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	C-3-C	M-9
Height	90 feet	90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 6.5 • 7.8 • n/a	• 6.5 • 7.8 • n/a
Lot Occupancy	100 %	100%
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.20	0.20

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations (Nov 2013)
Zone Name	CR	M-10
Height	90 feet	90 feet
Height w/IZ	100 feet	100 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 6.0 • 7.2 • 3.0	• 6.0 • 7.2 • 3.0
Lot Occupancy Maximum • Public Rec Center • Residential • Residential with IZ • All Other	• 20 % • 75 % • 100% • n/a	• 20 % • 75% • 100% • n/a
Rear Setback – Res only	3"/1'; 12' min	2.5"/1'; 12' min
Side Setback • Detached House • Semi-det House • All Other	None required but if provided: 3"/1' ; 8' min	• 8 feet • 8 feet • 0 or 2"/1' ; 5' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 2.5"/1', 6' min • 3"/1'; 10' min • 3"/1'; 10' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 2.5"/1'; 12 min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Plaza • Percent • Minimum Lot Size	10 % of lot area None	8 % of lot area* 10,000 sf lot
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.20	0.20

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	SP-1	M-1
Height • Residential with IZ • Pub Rec Center • All Other	• 70 feet • 45 feet • 65 feet	• 70 feet • 45 feet • 65 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub Rec Center	• 4.0 • 4.8 • 2.5 • 1.8	• 4.0 • 4.8 • 2.5 • 1.8
Lot Occupancy Maximum • Residential • Residential with IZ • Pub Rec Center • All Other	• 80 % • 80% • 20 % • n/a	• 80 % • 80% • 20 % • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • Non required but if provided 2"/1' (8' min)	• 8 feet • 8 feet • Non required but if provided 2"/1' (5' min)
Court – Open • Nonresidential • Residential, 3 or less units • Residential, 4 or more units	When provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	When provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential, 3 or fewer units • Residential, 4 or more units	When provided: • 250 sf min area • 350 sf min area • 350 sf min area	When provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	SP-2	M-2
Height • Pub Rec Center • All Other	• 45 feet • 90 feet	• 45 feet • 90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub Rec Center	• 6.0 • 7.2 • 3.5 • 1.8	• 6.0 • 7.2 • 3.5 • 1.8
Lot Occupancy Maximum • Residential • Residential with IZ • Pub Rec Center • All Other	• 80 % • 90% • 20 % • n/a	• 80 % • 90% • 20 % • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • Non required but if provided 2"/1' (8' min)	• 8 feet • 8 feet • Non required but if provided 2"/1' (5' min)
Court – Open • Nonresidential • Residential, 3 or less units • Residential, 4 or more units	When provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	When provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential, 3 or fewer units • Residential, 4 or more units	When provided: • 250 sf min area • 350 sf min area • 350 sf min area	When provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	SP-2	D-2
Height • Pub Rec Center • Total Res with IZ • All Other	• 45 feet • 90 feet • 90 feet	• 45 feet • 100 feet • 90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub Rec Center	• 6.0 • 7.2 • 3.5 • 1.8	• 6.0 • 7.2 • 3.5 • 1.8
Lot Occupancy Maximum • Residential • Residential with IZ • Pub Rec Center • All Other	• 80 % • 90% • 20 % • n/a	• n/a • n/a • n/a • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • Non required but if provided 2"/1' ; 8' min	Non required but if provided • 4 feet min • 4 feet min • 4 feet min
Court – Open • Nonresidential • Residential, 3 or less units • Residential, 4 or more units	When provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	When provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential, 3 or fewer units • Residential, 4 or more units	When provided: • 250 sf min area • 350 sf min area • 350 sf min area	When provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	W-0	M-11
Height • All Building	• 40 feet	• 40 feet
Floor Area Ratio • Rec Use, Marine, Yacht Club • All Other	• 0.75 • 0.5	• 0.75 • 0.5
Lot Occupancy Maximum • Rec Use, Marine, Yacht Club • All Other	• 50 % • 25%	• 50 % • 25%
Rear Setback • Residential • All Other	• 3"/1'; 12' min • n/a	• 2.5"/1'; 12' min • n/a
Side Setback • All Other	• 12 feet	• 12 feet
Court – Open • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 4"/1'; 10' min • 4"/1'; 10' min • 3"/1', 10' min • 2.5"/1', 6' min	None required but when provided: • As Required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min • 2.5"/1'; 6' min
Court – Closed • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 350 sf min area • 350 sf min area • 350 sf min area • 250 sf min area	None required but when provided: • As Required by Building Cod • 350 sf min area • 250 sf min area • 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30
Waterfront Setback	100'	100'

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	W-1	M-12
Height • Buildings with IZ • All Other	• 50 feet • 45 feet	• 50 feet • 45 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub Rec Center	• 2.5 • 3.0 • 1.0 • 1.8	• 2.5 • 3.0 • 1.0 • 1.8
Lot Occupancy Maximum • All Buildings	• 80 %	• 80%
Rear Setback • Residential • All Other	• 3"/1'; 12' min • n/a	• 2.5"/1'; 12' min • n/a
Side Setback • All Other	• 12 feet	• 2.5"/1'; 5' min
Court – Open • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 4"/1'; 10' min • 4"/1'; 10' min • 3"/1', 10' min • 2.5"/1', 6' min	None required but when provided: • As Required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min • 2.5"/1'; 6' min
Court – Closed • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 350 sf min area • 350 sf min area • 350 sf min area • 250 sf min area	None required but when provided: • As Required by Building Cod • 350 sf min area • 250 sf min area • 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	W-2	M-13
Height • Buildings with IZ • All Other	• 60 feet • 80 feet	• 60 feet • 80 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 4.0 • 4.8 • 2.0	• 4.0 • 4.8 • 2.0
Lot Occupancy Maximum • All Buildings	• 75 %	• n/a
Rear Setback • Residential • All Other	• 3"/1'; 12' min • n/a	• 2.5"/1'; 12' min • n/a
Side Setback • All Other	• 12 feet	• 2.5"/1'; 5' min
Court – Open • Residential 3 or less units • Residential more than 3 units • Hotel • All Other	None required but when provided: • 4"/1'; 10' min • 4"/1'; 10' min • 3"/1', 10' min • 2.5"/1', 6' min	None required but when provided: • As Required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min • 2.5"/1'; 6' min
Court – Closed • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 350 sf min area • 350 sf min area • 350 sf min area • 250 sf min area	None required but when provided: • As Required by Building Cod • 350 sf min area • 250 sf min area • 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	W-3	M-14
Height • Buildings with IZ • All Other	• 100 feet • 90 feet	• 100 feet • 90 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub rec Center	• 6.0 • 7.2 • 5.0 • 1.8	• 6.0 • 7.2 • 5.0 • 1.8
Lot Occupancy Maximum • Buildings with IZ • All Other	• 80 % • 75 %	• n/a • n/a
Rear Setback • Residential • All Other	• 3"/1'; 12' min • n/a	• 2.5"/1'; 12' min • n/a
Side Setback • All Other	• 12 feet	• 2.5"/1'; 5' min
Court – Open • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 4"/1'; 10' min • 4"/1'; 10' min • 3"/1', 10' min • 2.5"/1', 6' min	None required but when provided: • As Required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min • 2.5"/1'; 6' min
Court – Closed • Residential, 3 or less units • Residential, 4 or more units • Hotel • All Other	None required but when provided: • 350 sf min area • 350 sf min area • 350 sf min area • 250 sf min area	None required but when provided: • As Required by Building Cod • 350 sf min area • 250 sf min area • 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30