

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	CM-1 and CM-1/LO	P-1
Height	40 feet	50 feet
No. of Stories	3	n/a
Floor Area Ratio - Total - Total non-PDR	3.0 3.0	3.5 2.0 Difference between 3.5 and 2 may only be used for Prod, Distribution and Repair uses
Rear Setback 0-20' above grade 20' above grade - From Residential	0" except when abutting residential zones 2.5 "/1'; 12 feet min 2.5 "/1'; 12 feet min	0" except when abutting residential zones 2.5 "/1'; 12 feet min 25 feet min
Side Setback - From Resident Zone - All Other	3 "/1'; 8 feet min 0	25 feet setback from any residential zone 15 feet when separated by alley; Landscape, and solid fence or wall 0
Buffer - Langston Area - All other residential	25 feet setback from residential, 15 feet when separated by alley; Landscape and solid fence or wall - Not applicable	25 feet setback from residential, 15 feet when separated by alley; Landscape and solid fence or wall 25 feet setback from <u>all</u> residential, 15 feet when separated by alley; Landscape and solid fence or wall
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: 2.5"/1' ; 6' min	None required but if provided: 2.5"/1' ; 6' min
Court – Closed	None required but if provided: 2.5"/1' ; 12' min; 250 sf min area	None required but if provided: 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio 1-story warehouse 2 story building - All other	0.10 0.30 0.30	0.10 0.30 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	CM-1 / CAP	P-5
Height	40 feet	40 feet
No. of Stories	3	3
Floor Area Ratio • Total • Total non-PDR	• 3.0 • 3.0	• 3.5 • 2.0 Difference between 3.5 and 2 can only be used Production, Distribution and Repair uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 2.5 "/1'; 12 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 3 "/1'; 8 feet min • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer	Not applicable	25 feet setback from any residential zone, 15' when separated by alley; Landscape and solid fence or wall
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	10
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	CM-1 /FT	P-6
Height	40 feet	40 feet
No. of Stories	3	n/a
Floor Area Ratio • Total • Total non-PDR	• 3.0 • 3.0	• 3.5 • 2.0 Difference between 3.5 and 2 can only be used Production, Distribution and Repair uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer / Screening From residential districts	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Zone Name	CM-2	P-2
Height	60 feet	60 feet
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total non-PDR	• 4.0 • 4.0	• 4.5 • 3.0; Difference between 4.5 and 3 may only be used for Prod, Distribution and Repair (PDR) uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 2.5 "/1'; 12 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 3 "/1'; 8 feet min • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer	Not applicable	25 feet setback from any residential zone; Landscape and solid fence or wall
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Zone Name	CM-3	P-3
Height	90 feet	90 feet
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total non-PDR	• 6.0 • 6.0	• 6.0 • 4.0 Difference between 6 and 4 may only be used for Prod, Distribution and Repair (PDR) uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 2.5 "/1'; 12 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 3 "/1'; 8 feet min • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer	Not applicable	25 feet setback from any residential zone; Landscape and solid fence or wall
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Zone Name	M	P-4
Height	90 feet	90 feet
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total non-PDR	• 6.0 • 6.0	• 6.0 • 1.0 Difference between 6 and 1 can only be used for Prod, Distribution and Repair (PDR) uses
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 2.5 "/1'; 12 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 3 "/1'; 8 feet min • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer / Screening From residential districts	Not applicable	25 feet setback from any residential zone; Landscape and solid fence or wall
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
	M / FT	P-7
Height	90 feet Over 65 ft, OP review	65 feet
No. of Stories	n/a	n/a
Floor Area Ratio • Total • Total non-PDR	• 6.0 • 6.0	• 6.0 • 1.0 Difference between 6 and 1 can only be used for Production, Distribution and Repair (PDR) uses
Lot Occupancy	n/a	n/a
Rear Setback • 0-20' above grade • 20' above grade • From Residential	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min	• 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback • From Resident Zone • All Other	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0	• 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0
Buffer / Screening From residential districts	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft	25 ft from property line, 15 ft when separated by street or alley; Landscape and solid screen 8-10 ft
Transition Height	Not applicable	1:1 setback starting at 10 ft above residential zone height, and measured from property line
Court – Open	None required but if provided: • 2.5"/1' ; 6' min	None required but if provided: • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area	None required but if provided: • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio • 1-story warehouse • 2 story building • All other	• 0.10 • 0.30 • 0.30	• 0.10 • 0.20 • 0.30
Standards of External Effects:	Yes	Yes