

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

Existing Zone Name/Location	Proposed Zone Name /Location
ANC 5A	
R-1-B Chap. 2, 4	R-2, Subtitle D
R-2 Chap. 2, 3, 4	R-3 Subtitle D
R-3 Chap. 2, 3, 4	R-4 Subtitle D
R-5-A Chap. 2, 3, 4	A-1 Subtitle F
C-1 Chap. 7	M-3 Subtitle G
C-2-A Chap. 7	M-4 Subtitle G
CM-1 Chap. 8	P-1 Subtitle J
FT/C-3-A Chap. 7	M-4 Subtitle G
FT/CR Chap. 6, 15	M-36 Subtitle G
FT/CM-1 Chap. 8, 15	P-6 Subtitle J
FT/M Chap. 8, 15	P-7 Subtitle J

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	R-1-B and R-1-B/D	R-2
Height <ul style="list-style-type: none"> • House • Pub School, Church • Pub Rec Center 	<ul style="list-style-type: none"> • 40 feet • 60 feet • 45 feet 	<ul style="list-style-type: none"> • 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Minimum Lot Size <ul style="list-style-type: none"> • Pub School • All Other 	<ul style="list-style-type: none"> • 15,000 sf • 5,000 sf 	<ul style="list-style-type: none"> • 15,000 sf • 7,500 sf
Minimum Lot Width <ul style="list-style-type: none"> • Pub School • All Other 	<ul style="list-style-type: none"> • 120 feet • 50 feet 	<ul style="list-style-type: none"> • 120 feet • 75 feet
Lot Occupancy <ul style="list-style-type: none"> • Church, Pub School • Pub Rec Center • All Other 	<ul style="list-style-type: none"> • 60 % • 20% • 40 % 	<ul style="list-style-type: none"> • 60 % • 20% • 40 %
Rear Setback	25 feet	25 feet
Side Setback	8 feet	8 feet
Roof Structures <ul style="list-style-type: none"> • House • All Other 	<ul style="list-style-type: none"> • 18' 6" • 18' 6" 	<ul style="list-style-type: none"> • 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	2: <ul style="list-style-type: none"> • 1 by Sp Ex in house <u>AND</u> • 1 as M-o-R above garage, up to 20 ft tall 	1 only; either <ul style="list-style-type: none"> • M-o-R in house <i>or in existing garage</i> <u>OR</u> • By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface <ul style="list-style-type: none"> • Rec/Comm Cntr • All Other 	<ul style="list-style-type: none"> • 30% • 50% 	<ul style="list-style-type: none"> • 30% • 50%

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-2	R-3
Height <ul style="list-style-type: none"> • Dwelling • Public School, Church • Public Rec/Comm Cntr 	<ul style="list-style-type: none"> • 40 feet • 60 feet • 45 feet 	<ul style="list-style-type: none"> • 40 feet • 60 feet • 45 feet
No. of Stories	3	3
Lot Area Minimum <ul style="list-style-type: none"> • Public School • Semi-det Dwelling • All Other 	<ul style="list-style-type: none"> • 9,000 sf • 3,000 sf • 4,000 sf 	<ul style="list-style-type: none"> • 9,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum <ul style="list-style-type: none"> • Public School • Semi-det Dwelling • All Other 	<ul style="list-style-type: none"> • 120 feet • 30 feet • 40 feet 	<ul style="list-style-type: none"> • 120 feet • 30 feet • 40 feet
Lot Occupancy Maximum <ul style="list-style-type: none"> • Public School, Church • Public Rec/Comm Cntr • All Other 	<ul style="list-style-type: none"> • 60 % • 20 % • 40 % 	<ul style="list-style-type: none"> • 60 % • 20 % • 40 %
Rear Setback	20 feet	20 feet
Side Setback	8 feet	8 feet
Floor Area Ratio <ul style="list-style-type: none"> • Public School • Public Rec/Comm Cntr 	<ul style="list-style-type: none"> • 0.9 • 0.9 	<ul style="list-style-type: none"> • 0.9 • 0.9
Gross Floor Area <ul style="list-style-type: none"> • Public Rec Center 	<ul style="list-style-type: none"> • 40,000 sf 	<ul style="list-style-type: none"> • 40,000 sf
Roof Structures <ul style="list-style-type: none"> • Dwelling • All Other 	<ul style="list-style-type: none"> • 18' 6" • 18' 6" 	<ul style="list-style-type: none"> • 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 M-o-R in Dwelling <i>or in existing garage</i> <i>OR</i> 1 by Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface	30%	30%

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-3	R-4
Height <ul style="list-style-type: none"> • Public School, Church • Public Rec/Comm Cntr • All Other 	<ul style="list-style-type: none"> • 60 feet • 45 feet • 40 feet 	<ul style="list-style-type: none"> • 60 feet • 40 feet • 45 feet
No. of Stories	3	3
Lot Area Minimum <ul style="list-style-type: none"> • Public School • Attached Dwelling • Semi-det Dwelling • All Other 	<ul style="list-style-type: none"> • 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf 	<ul style="list-style-type: none"> • 9,000 sf • 2,000 sf • 3,000 sf • 4,000 sf
Lot Width Minimum <ul style="list-style-type: none"> • Public School • Attached Dwelling • Semi-det Dwelling • All Other 	<ul style="list-style-type: none"> • 120 feet • 20 feet • 30 feet • 40 feet 	<ul style="list-style-type: none"> • 120 feet • 20 feet • 30 feet • 40 feet
Lot Occupancy Maximum <ul style="list-style-type: none"> • Public School, Church • Attached Dwelling • Public Rec/Comm Cntr • All Other 	<ul style="list-style-type: none"> • 60 % • 60 % • 20% • 40 % 	<ul style="list-style-type: none"> • 60 % • 60 % • 20% • 40 %
Rear Setback	20 feet	20 feet
Side Setback <ul style="list-style-type: none"> • Detached Dwelling • Semi-det Dwelling • All Other 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 0 or 8 feet 	<ul style="list-style-type: none"> • 0 or 5 feet • 0 or 5 feet • 0 or 5 feet
Floor Area Ratio <ul style="list-style-type: none"> • Public School /Rec Cntr 	<ul style="list-style-type: none"> • 1.8 	<ul style="list-style-type: none"> • 1.8
Gross Floor Area <ul style="list-style-type: none"> • Public Rec/Comm Cntr 	<ul style="list-style-type: none"> • 40,000 sf 	<ul style="list-style-type: none"> • 40,000 sf
Roof Structures <ul style="list-style-type: none"> • Dwelling • All Other 	<ul style="list-style-type: none"> • 18' 6" • 18' 6" 	<ul style="list-style-type: none"> • 10' • 18' 6"
No. of Principal Units	1	1
Accessory Apartment	1 by Special Exception	1 M-o-R in Dwelling <i>or in existing garage</i> <i>OR</i> 1 By Sp Ex for construction or addition to accessory building / garage up to 20 ft
Pervious Surface <ul style="list-style-type: none"> • Public Rec/Comm Cntr • All Other 	<ul style="list-style-type: none"> • 30% • 20% 	<ul style="list-style-type: none"> • 30% • 20%

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
Name	R-5-A	A-1
Height <ul style="list-style-type: none"> • Pub School, Church • Pub Rec/Comm Center • All Other 	<ul style="list-style-type: none"> • 90 feet • 45 feet • 40 feet 	<ul style="list-style-type: none"> • 90 feet • 45 feet • 40 feet
No. of Stories	3	3
Lot Area Minimum <ul style="list-style-type: none"> • Pub School • Row dwelling • All Other 	<ul style="list-style-type: none"> • 9,000 sf • 1,800 gross land area • Per BZA 	<ul style="list-style-type: none"> • 9,000 sf • 1,800 gross land area • Per BZA
Lot Width Minimum <ul style="list-style-type: none"> • Pub School • All Other 	<ul style="list-style-type: none"> • 80 feet • Per BZA 	<ul style="list-style-type: none"> • 80 feet • Per BZA
Lot Occupancy Maximum <ul style="list-style-type: none"> • Pub Rec Center • Pub School, Pub Library, Church • All Other 	<ul style="list-style-type: none"> • 20% • 60 % • 40 % 	<ul style="list-style-type: none"> • 20% • 60 % • 40 %
Floor Area Ratio <ul style="list-style-type: none"> • Pub Library • Pub School • All Other (IZ) 	<ul style="list-style-type: none"> • 2.0 • 1.8 • 0.9 (1.08) 	<ul style="list-style-type: none"> • 2.0 • 1.8 • 0.9 (1.08)
Gross Floor Area <ul style="list-style-type: none"> • Public Rec/Comm Cntr 	<ul style="list-style-type: none"> • 40,000 sf 	<ul style="list-style-type: none"> • 40,000 sf
Rear Setback	20 feet	20 feet
Side Setback <ul style="list-style-type: none"> • Detached House • Semi-det House • All Other 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 3"/1', 8 feet 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 3"/1', 8 feet
Court – Open <ul style="list-style-type: none"> • Detached House • More than 3 units • All Other 	Where provided: <ul style="list-style-type: none"> • 4"/1', 6' min • 4"/1'; 10' min • 4"/1'; 10' min 	Where provided: <ul style="list-style-type: none"> • As required by Building Code • 4"/1'; 10' min • 2.5"/1'; 6' min
Court – Closed <ul style="list-style-type: none"> • Detached House • More than 3 units • All Other 	Where provided: <ul style="list-style-type: none"> • 4"/1', 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area • 4"/1'; 15' min; 350 sf Min area 	Where provided: <ul style="list-style-type: none"> • As required by Building Code • 4"/1', 15' min; 350 sf min area • 2.5"/1'; 12' min; 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.40	0.40

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

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

	Existing Regulations	PROPOSED Regulations
Zone Name	C-2-A	M-4
Height	50 feet	50 feet
Floor Area Ratio <ul style="list-style-type: none"> • Total • Total with IZ • Non Residential Max 	<ul style="list-style-type: none"> • 2.5 • 3.0 • 1.5 	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Residential • Residential with IZ • All Other 	<ul style="list-style-type: none"> • 60 % • 75% • 100% 	<ul style="list-style-type: none"> • 60% • 75% • 100%
Rear Setback	15 feet	15 feet
Side Setback <ul style="list-style-type: none"> • Detached House • Semi-det House • Hotel • All Other 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open <ul style="list-style-type: none"> • Nonresidential • Residential 3 or less units • Residential more than 3 units 	None required but when provided: <ul style="list-style-type: none"> • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min 	None required but when provided:: <ul style="list-style-type: none"> • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed <ul style="list-style-type: none"> • Nonresidential • Residential 3 or less units • Residential more than 3 units 	None required but when provided: <ul style="list-style-type: none"> • 250 sf min area • 350 sf min area • 350 sf min area 	None required but when provided: <ul style="list-style-type: none"> • 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 OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulations	PROPOSED Regulations
Zone Name	FT/C-3-A	M-7
Height	65 feet	65 feet
Floor Area Ratio <ul style="list-style-type: none"> • Total • Total with IZ • Non Res Max 	<ul style="list-style-type: none"> • 4.0 • 4.8 • 2.5 	<ul style="list-style-type: none"> • 4.0 • 4.8 • 2.5
Lot Occupancy Maximum <ul style="list-style-type: none"> • Residential • Residential with IZ • All Other 	<ul style="list-style-type: none"> • 75 % • 80% • 100% 	<ul style="list-style-type: none"> • 75% • 80% • 100%
Rear Setback	2.5"/1'; 12' min	2.5"/1'; 12' min
Side Setback <ul style="list-style-type: none"> • Detached House • Semi-det House • Hotel • All Other 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min 	<ul style="list-style-type: none"> • 8 feet • 8 feet • 0 or 2"/1' ; 5' min • 0 or 2"/1' ; 5' min
Court – Open <ul style="list-style-type: none"> • Nonresidential • Residential 3 or less units • Residential more than 3 units 	None required but when provided: <ul style="list-style-type: none"> • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min 	None required but when provided:: <ul style="list-style-type: none"> • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed <ul style="list-style-type: none"> • Nonresidential • Residential 3 or less units • Residential more than 3 units 	None required but when provided: <ul style="list-style-type: none"> • 250 sf min area • 350 sf min area • 350 sf min area 	None required but when provided: <ul style="list-style-type: none"> • 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 OF 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 <ul style="list-style-type: none"> • Total • Total non-PDR 	<ul style="list-style-type: none"> • 3.0 • 3.0 	<ul style="list-style-type: none"> • 3.5 • 2.0 Difference between 3.5 and 2 may only be used for Prod, Distribution and Repair uses
Rear Setback <ul style="list-style-type: none"> • 0-20' above grade • 20' above grade • From Residential 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 2.5 "/1'; 12 feet min 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback <ul style="list-style-type: none"> • From Resident Zone • All Other 	<ul style="list-style-type: none"> • 3 "/1'; 8 feet min • 0 	<ul style="list-style-type: none"> • 25 feet setback from any residential zone 15 feet when separated by alley; Landscape, and solid fence or wall • 0
Buffer <ul style="list-style-type: none"> • Langston Area • All other residential 	<ul style="list-style-type: none"> • 25 feet setback from residential, 15 feet when separated by alley; Landscape and solid fence or wall • Not applicable 	<ul style="list-style-type: none"> • 25 feet setback from residential, 15 feet when separated by alley; Landscape and solid fence or wall • 25 feet setback from <i>all</i> 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: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min; 250 sf min area 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio <ul style="list-style-type: none"> • 1-story warehouse • 2 story building • All other 	<ul style="list-style-type: none"> • 0.10 • 0.30 • 0.30 	<ul style="list-style-type: none"> • 0.10 • 0.30 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON OF 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 <ul style="list-style-type: none"> • Total • Total non-PDR 	<ul style="list-style-type: none"> • 3.0 • 3.0 	<ul style="list-style-type: none"> • 3.5 • 2.0 Difference between 3.5 and 2 can only be used Production, Distribution and Repair uses
Rear Setback <ul style="list-style-type: none"> • 0-20' above grade • 20' above grade • From Residential 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback <ul style="list-style-type: none"> • From Resident Zone • All Other 	<ul style="list-style-type: none"> • 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0 	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min 250 sf min area 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio <ul style="list-style-type: none"> • 1-story warehouse • 2 story building • All other 	<ul style="list-style-type: none"> • 0.10 • 0.30 • 0.30 	<ul style="list-style-type: none"> • 0.10 • 0.20 • 0.30
Standards of External Effects	Yes	Yes

SUMMARY COMPARISON OF EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	Proposed Regulation
	M / FT	P-7
Height	90 feet Over 65 ft, OP review	65 feet Over 65 ft, BZA review
No. of Stories	n/a	n/a
Floor Area Ratio <ul style="list-style-type: none"> • Total • Total non-PDR 	<ul style="list-style-type: none"> • 6.0 • 6.0 	<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 0-20' above grade • 20' above grade • From Residential 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min 	<ul style="list-style-type: none"> • 0" except when abutting residential zones • 2.5 "/1'; 12 feet min • 25 feet min
Side Setback <ul style="list-style-type: none"> • From Resident Zone • All Other 	<ul style="list-style-type: none"> • 25 feet setback from any residential zone; Landscape, and solid fence or wall • 0 	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 6' min
Court – Closed	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min 250 sf min area 	None required but if provided: <ul style="list-style-type: none"> • 2.5"/1' ; 12' min 250 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio <ul style="list-style-type: none"> • 1-story warehouse • 2 story building • All other 	<ul style="list-style-type: none"> • 0.10 • 0.30 • 0.30 	<ul style="list-style-type: none"> • 0.10 • 0.20 • 0.30
Standards of External Effects:	Yes	Yes