

PROPOSED ZONING

Red dashed line: Rezoning Area and Special District Boundaries

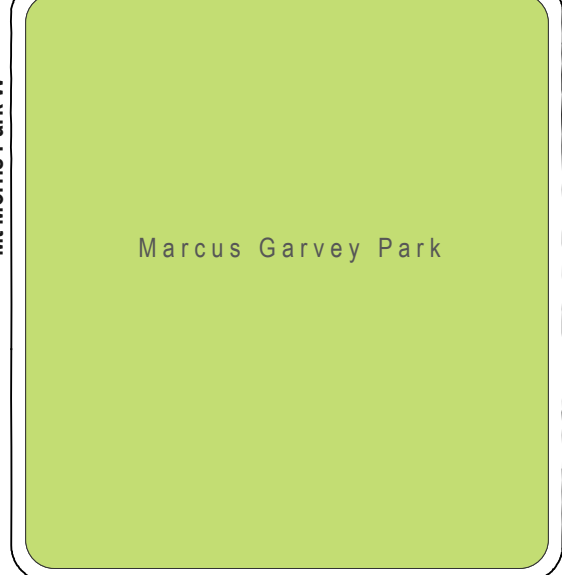
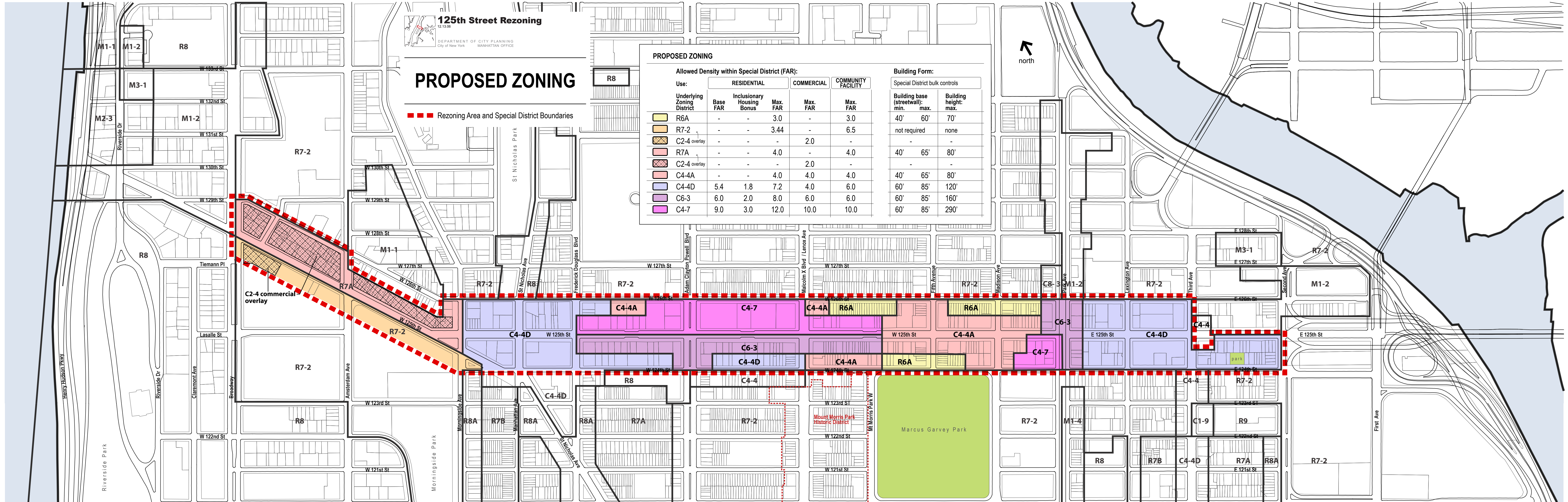
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Allowed Density within Special District (FAR):

Use:	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY
	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR
R6A	-	-	3.0	-	3.0
R7-2	-	-	3.44	-	6.5
C2-4 overlay	-	-	-	2.0	-
R7A	-	-	4.0	-	4.0
C2-4 overlay	-	-	-	2.0	-
C4-4A	-	-	4.0	4.0	4.0
C4-4D	5.4	1.8	7.2	4.0	6.0
C6-3	6.0	2.0	8.0	6.0	6.0
C4-7	9.0	3.0	12.0	10.0	10.0

Building Form:

Special District bulk controls		
Building base (streetwall):	Building height:	
	min.	max.
40'	60'	70'
not required	none	
40'	65'	80'
40'	65'	80'
60'	85'	120'
60'	85'	160'
60'	85'	290'



Mount Morris Park
Historic District