Understanding Chinatown's Zoning

Chinatown Working Group

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Types of Zoning

• Commercial
• Residential
• Manufacturing
Zoning Terms

• **Floor Area Ratio (FAR):** *ratio of the total building floor area to the total zoning lot area which controls the size and density of buildings*

• **Open Space Ratio (OSR):** *amount of open space required on a residential zoning lot*

• **Sky Exposure Plane:** *requires setbacks to ensure proper delivery of light and air at the street level*
The area in and around Chinatown has many commercial zoning districts, almost all in the “C6” category:

- C6-1
- C6-1G
- C6-2
- C6-2G
- C6-3
- C6-4
- C6-4A
- C8-4

*The suffix “G” signifies that there are strict regulations governing the conversion of non-residential into residential use.*
COMMERCIAL ‘C6’

• Allows for a wide range of mixed residential and commercial uses
• The C6 districts in and around Chinatown range from medium to high density.
COMMERCIAL ‘C6’

Types of uses permitted in C6 districts:
• Residential
• Community facilities
• Health care facilities
• Places of worship
• Transient hotels
• Retail & service establishments
• Home maintenance & repair services
• Amusement establishments
• Services to business needs
• Large retail establishments
• Custom light manufacturing
• Large entertainment facilities
COMMERCIAL ‘C8’

- C8 zoning bridges commercial and manufacturing uses
- Residential use is **not** permitted
- C8-4 has a medium density FAR
- Typical uses in C8-4 include automotive uses, warehouses, and gas stations
The area in and around Chinatown has three residential zoning categories:

- R7-2
- R8
- R8X

These three categories range from medium to high density.
RESIDENTIAL DISTRICTS

• R7-2 is typically medium-density apartment buildings
• R8 is typically a higher density and a taller building height
• R8X falls under the Quality Housing program and allows greater density but limits building heights
MANUFACTURING

The area in and around Chinatown has four manufacturing zoning districts

• M1-4
• M1-5
• M1-5B
• M1-6
• *The suffix “B” allows for joint living-work quarters for artists in loft buildings
MANUFACTURING ‘M1’

Types of uses allowed in M1 zoning district:

- Health care facilities (by special permit only)
- Places of worship
- Transient hotels
- Retail & service establishments
- Services to business needs
- Large retail establishments
- Custom light manufacturing
- Large entertainment facilities
- Low coverage or open uses
- Activities for waterfront
- Automotive repair services
- Welding shops
- Woodworking
- Light Industrial uses with high performance standards
MANUFACTURING ‘M1’

Allowable FAR:

• **M1-4 and M1-5** are medium density districts
• **M1-6**: is a high density district
Chinatown Base Map

Prepared by The Municipal Art Society, 2008