2226 Third Avenue, Manhattan

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R7B)		Proposed Zoning (C4-6) (EHC) (Under MIH Zoning)	
	ZR Section #	R7B	ZR Section #	C4-6 (EHC) (MIH)
USE GROUPS	22-10	1-4	22-10/32-10	1-10, 12
Residential	23-153	3.0	138-211	10.0
Affordable Independent Residences for Seniors	23-155	5.0	138-211	10.0
Community Facility	24-11	3.0	33-123	10.0
Commercial	n/a	n/a	138-211	7.2
Commercial and Community Facility	n/a	n/a	33-123	10.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	33-25/23-462	None or 8'
Minimum Rear Yard	23-47	30' / 20' (Commercial)	33-26/23-47	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	40'	138-22	60'
Maximum Base Height	23-662	65'	34-112/23-662	155'
Maximum Building Height	23-662	75'	138-23	235'
Maximum Height of Front Wall	23-662	65'	34-112/23-662	155'
Sky Exposure Plane	n/a	n/a	34-112/23-641	n/a
Setbacks from Narrow Streets	23-662	15'	34-112/23-641/23-662	15'
Setbacks from Wide Streets	23-662	10'	34-112/23-641/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	34-112/23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-153	65%	34-112/23-153	70%
Corner Lot	23-153	100%	34-112/23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU	34-112/23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	34-112/23-23	n/a
PARKING				
Residential	25-23	50%	138-41	None
Commercial	n/a	n/a	36-21	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	138-41	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	138-41	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	25%	138-41	None
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 2 dwelling units (UG-2)	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	25-80	1 per 10,000 sf	36-70	By Use