Zoning Comparison Table

	Permitted/Required				
	Existing Zoning			Proposed Zoning	
	ZR Section #	M1-2/R5B (LIC)	M1-2/R5D (LIC)	ZR Section #	M1-2/R6A (LIC)
USE GROUPS	22-10, 43-10, 117-62, 117-631, 123-20	1-14, 16-17 (with limitation)	1-14, 16-17 (with limitation)	22-10, 43-10, 117-631, 123-20	1-14, 16-17 (with limitation)
Maximum FAR (Total)	117-631	3	3	117-631	4
Residential	117-631	1.65	2	123-64, 23-154	3.6*
Community Facility	117-61, 123-62, 24 11	2	2	123-62, 24-11	3
Commercial	123-64, 117-631, 43-12	3**	3**	123-64, 117-631, 43-12	4**
Manufacturing	123-64, 117-631, 43-12	3**	3**	123-64, 117-631, 43-12	4**
YARDS					
Front Yard	123-652	None required	None required	123-652	None required
Side Yard	123-652	None required	None required	123-654, 123-652	Along a Special Mixed Use District boundary that coincides with a side lot line of a zoning lot within an R1, R2, R3, R4 or R5 District, an open area not higher than curb level and with a width of at least eight feet is be required
Rear Yard	123-652, 23-533, 23-47	30 feet	30 feet	123-652, 23-533, 23-47	30 feet
Open Space	23-142	45%	40%	N/A	N/A
Lot Coverage	123-64, 117-631	Maximum lot coverage for the residential portion of a building is 60 percent on an interior lot or through lot and 80 percent on a corner lot	Lot coverage requirements do not apply	123-64	Lot coverage requirements do not apply
HEIGHT AND SETBACKS					
Street Wall Location	117-632	Located no closer to, nor further from, the street line than the street wall of an adjacent existing building	Located no closer to, nor further from, the street line than the street wall of an adjacent existing building	117-632	Located no closer to, nor further from, the street line than the street wall of an adjacent existing building
Maximum Height of Front Wall	117-633, 123-661, 23-631	33 feet or 3 stories	35 feet within 25 feet of a street line	123-662, 23-664	N/A
Minimum Base Height	N/A	N/A	N/A	123-662, 23-664	40 feet
Maximum Base Height	N/A	N/A	N/A	123-662, 23-664	65 feet
Maximum Building Height	117-634, 23-631	33 feet within 25 feet of a street line	45 feet within 25 feet of a street line	123-662, 23-664	85 feet (w/ QGF) or 8 stories, whichever is less***
Sky Exposure Plane	N/A	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	N/A	N/A	N/A	23-662	15 feet
Setbacks from Wide Streets	N/A	N/A	N/A	23-662	10 feet
DENSITY	23-22	900 square feet per dwelling unit	760 square feet per dwelling unit	23-22	680 square feet per dwelling unit
PARKING AND LOADING					
Residential Parking Where Group Parking Facilities are Provided	123-70, 25-23, 25-25	Required for 66 percent of market-rate dwelling units; no parking required for affordable units	Required for 66 percent of market-rate dwelling units; no parking required for affordable units	123-70, 25-23, 25-25	Required for 50 percent of market-rate dwelling units; no parking required for affordable units
Community Facility Parking	117-64, 36-20****	Varies by use; for example, Ambulatory Diagnostic or Treatment Health Care Facilities Listed in Use Group 4: 1 per 400 sf of floor area	Varies by use; for example, Ambulatory Diagnostic or Treatment Health Care Facilities Listed in Use Group 4: 1 per 400 sf of floor area	117-64, 36-20	Varies by use; for example, Ambulatory Diagnostic or Treatment Health Care Facilities Listed in Use Group 4: 1 per 400 sf of floor area
Commercial Parking	117-64, 36-20	Varies by use; for example, General Retail or Service Uses: 1 per 400 sf of floor area	Varies by use; for example, General Retail or Service Uses: 1 per 400 sf of floor area	117-64, 36-20	Varies by use; for example, General Retail or Service Uses: 1 per 400 sf of floor area
Manufacturing Parking	123-70, 44-20	Varies by use; for example, for Manufacturing or Semi-Industrial Uses: none required	Varies by use; for example, for Manufacturing or Semi-Industrial Uses: none required	123-70, 44-20	Varies by use; for example, for Manufacturing or Semi-Industrial Uses: none required
Commercial Loading	117-64, 36-62	Varies by use; for example, for General Retail or Service Uses: none for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, one for next 40,000 sf, and one for each additional 150,000 sf or fraction thereof	Varies by use; for example, for General Retail or Service Uses: none for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, one for next 40,000 sf, and one for each additional 150,000 sf or fraction thereof	117-64, 36-62	Varies by use; for example, for General Retail or Service Uses: none for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, one for next 40,000 sf, and one for each additional 150,000 sf or fraction thereof
Manufacturing Loading	123-70, 44-50	None for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, and one for each additional 80,000 sf or fraction thereof	None for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, and one for each additional 80,000 sf or fraction thereof	123-70, 44-50	None for first 8,000 sf, one for next 17,000 sf, one for next 15,000 sf, one for next 20,000 sf, and one for each additional 80,000 sf or fraction thereof
Residential Bicycle Parking	25-811	1 space per 2 dwelling units	1 space per 2 dwelling units	25-811	1 space per 2 dwelling units
Community Facility Bicycle Parking	117-64, 36-70	Varies by use; for example, for Libraries, museums or non-commercial art galleries: 1 space per 20,000 sf of floor area	Varies by use; for example, for Libraries, museums or non-commercial art galleries: 1 space per 20,000 sf of floor area	117-64, 36-70	Varies by use; for example, for Libraries, museums or non-commercial art galleries: 1 space per 20,000 sf of floor area
Commercial Bicycle Parking	117-64, 36-70	Varies by use; for example, for General Retail or Service Uses: 1 space per 10,000 sf of floor area	Varies by use; for example, for General Retail or Service Uses: 1 space per 10,000 sf of floor area	117-64, 36-70	Varies by use; for example, for General Retail or Service Uses: 1 space per 10,000 sf of floor area
Manufacturing Bicycle Parking	44-60, 36-70	None required	None required	44-60, 36-70	None required

*Assumes provision of affordable housing pursuant to the Mandatory Inclusionary Housing ("MIH") program

**In the Dutch Kills Subdistrict, the maximum FAR is increased to 3.0 for M1-2/R5B and M1-2/R5D districts and 4.0 for M1-2/R6A districts provided that the additional floor area is limited to motion picture production studios and radio or television studios listed in UG 10A and uses listed in UGs 16A, 16D, 17A and 17B as set forth in ZR 123-22, except for automobile, motorcycle, trailer or boat sales, motorcycle or motor scooter rental establishments, poultry or rabbit killing establishments, riding academies, stables for horses and trade schools for adults (ZR 117-631)

***Within 25 feet of an R5 District, the height of a development or enlargement of a building, or portions thereof, may not exceed 55 feet (ZR 23-693)

****In the Dutch Kills Subdistrict, the accessory off-street parking and loading requirements of a C8-2 District, as set forth in Article III, Chapter 6, apply to all commercial and community facility uses (117-64)