Lenox Hill Hospital
Project ID No. P2017M0299

Zoning Comparison Table								
	Permitted / Required							
	Existing Zoning		Proposed Zoning		Existing Zoning		Proposed Zoning	
	ZR Section #	R8B	ZR Section #	C1-8 (R9 equiv.) (Under MIH Zoning)	ZR Section #	C1-8X (R9X equiv.)	ZR Section #	C1-9 (R10 equiv.) (Under MIH Zoning)
USE GROUPS	22-10	I-III, IV(C)	32-10	I-IV, VI-VIII, IV(A), X	32-10	I-IV, VI-VIII, IV(A), X	32-10	I-IV, VI-VIII, IV(A), X
FLOOR AREA								
Total	23-22, 24-112	5.10	33-123	10.00	33-123	9.00 - 10.80 (w/ affordable housing)	33-123	10.00 - 12.00 (with affordable housing)
Residential	23-22	4.00 - 4.80 (w/ affordable housing)	23-22	7.52 - 9.02 (w/ affordable housing)	23-22	9.00 - 10.80 (w/ affordable housing)	23-22	10.00 - 12.00 (with affordable housing)
Community Facility	24-112	5.10	33-123	10.00	33-123	9.00	33-123	10.00
Commercial	n/a	n/a	33-122	2.00	33-122	2.00	33-122	2.00
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS (COMM. FACILITY)								
Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Side Yard	24-35	Not required or min 8'	33-25	Not required or min 8'	33-25	Not required or min 8'	33-25	Not required or min 8'
Rear Yard	24-381(b)	None	33-28, 33-30	None	33-28, 33-30	None	33-28, 33-30	None
LOT COVERAGE (COMM. FACILITY)								
Corner Lot	24-11	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Interior / Through Lot	24-11	70% (above 23')	n/a	n/a	n/a	n/a	n/a	n/a
HEIGHT AND SETBACK (COMM. FACILITY)								
Minimum Base Height	24-50, 23-432	55'	33-432	n/a	33-03, 35-632, 23-432	105'	33-432	n/a
Maximum Base Height	24-50, 23-432	65' - 85' (w/ affordable housing)	33-432	85' or 6 stories	33-03, 35-632, 23-432	125' - 155' (w/ affordable housing)	33-432	85' or 6 stories
Maximum Building Height	24-50, 23-432	75' - 95' (w/ affordable housing)	33-432	n/a	33-03, 35-632, 23-432	175' - 215' (w/ affordable housing)	33-432	n/a
Sky Exposure Plane (Narrow Street)	n/a	n/a	33-432	2.7-to-1	n/a	n/a	33-432	2.7-to-1
Sky Exposure Plane (Wide Street)	n/a	n/a	33-432	5.6-to-1	n/a	n/a	33-432	5.6-to-1
Setbacks from Narrow Streets	24-50, 23-433	15'	33-432	20'	33-03, 35-632, 23-433	15'	33-432	20'
Setbacks from Wide Streets	24-50, 23-433	10'	33-432	15'	33-03, 35-632, 23-433	10'	33-432	15'
DENSITY								
Residential Dwelling Unit Factor	23-50	n/a	23-50, 35-22	n/a	23-50, 35-22	n/a	23-50, 35-22	n/a
Community Facility Density	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
PARKING								
Residential	13-10	n/a	13-10	n/a	13-10	n/a	13-10	n/a
Community Facility	13-10	Not required	13-10	Not required	13-10	Not required	13-10	Not required
LOADING								
Hospitals and Related Facilities	25-72	10,001 - 300,000 sf: 1 berth Additional 300,000 (or part thereof): +1 berth	36-62	10,001 - 300,000 sf: 1 berth Additional 300,000 (or part thereof): +1 berth	36-62	10,001 - 300,000 sf: 1 berth Additional 300,000 (or part thereof): +1 berth	36-62	10,001 - 300,000 sf: 1 berth Additional 300,000 (or part thereof): +1 berth
Commercial (Retail)	n/a	n/a	36-62	0 - 25,000 sf: Not required	36-62	0 - 25,000 sf: Not required	36-62	0 - 25,000 sf: Not required
BICYCLE PARKING								
Bicycle Parking (Hospital)	25-811	1 per 10,000 sf	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Retail)	n/a	n/a	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf