Zoning Requirement	Permitted/Required											
	Existing											
	ZR Section #	R6B	R6A/C1-5	R7A	R7A/C2-5	M1-3	M1-4	M1-5	M1-4/R6A	M1-4/R7A	M1-5/R9*	M3-1
USE GROUPS	22-10, 32-10, 42-10	I-IV	III-X	I-IV	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X
FAR												
Residential	23-10	2.0	3.0	4.0	4.0	0.0	0.0	0.0	3.0	4.0	8.0	0.0
Community Facility	24-10, 33-10	2.0	3.0	4.0	4.0	6.5	6.5	6.5	2.0	4.0	8.0	0.0
Commercial	33-10	0.0	2.0	0.0	2.0	5.0	2.0	5.0	2.0	2.0	8.0	2.0
Manufacturing	43-10	0.0	0.0	0.0	0.0	5.0	2.0	5.0	2.0	2.0	8.0	2.0
YARDS												
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft	0 or 8 ft
Rear Yard	23-40, 33-20, 43-20	30	20	20	20	20	20	N/A	20	20	20	20
Lot Coverage (corner/interior)	23-362	100%/80%	100%/80%	100%/80%	100%/80%	N/A	N/A	N/A	100%/80%	100%/80%	100%/80%	N/A
HEIGHT AND SETBACKS												
Minimum Base Height	23-432, 23-60, 33-40, 43-40	30 ft	40 ft	40 ft	40 ft	N/A	N/A	N/A	40 ft	40 ft	60 ft	N/A
Maximum Base Height (narrow/wide street for Quality Housing)	23-432, 23-60, 33-40, 43-40	45 ft	65 ft	75 ft	75 ft	85 ft	60 ft	85 ft	65 ft	75 ft	150 ft	60 ft
Maximum Building Height (wide/narrow street for Quality Housing)	23-60, 33-40, 43-40	65 ft	95 ft	115 ft	115 ft	N/A	N/A	N/A	95 ft	115 ft	185 ft	N/A
Sky Exposure Plane	23-60, 33-40, 43-40	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1	2.7:1
Setbacks from Narrow Street	23-60, 33-40, 43-40	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Setbacks from Wide Street	23-60, 33-40, 43-40	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft
DENSITY	23-52	680	680	680	680	N/A	N/A	N/A	680	680	680	N/A
PARKING AND LOADING												
Parking - Residential	25-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parking- Commercial	36-62	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required
Parking - Manufacturing	44-20	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required	None Required
Loading	36-60	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use	Varies by Use

*** Modified under Special LIC Mixed Use District: Queens Plaza**