Zoning Comparison Table				
	Permitted/Required			
	Existing Zoning		Permitted Zoning	
	ZR Section #	M1-1	ZR Section #	M1-2
USE GROUPS	42-10	3A,[1] 4A,[2] 4B, 4C, 5, 6,[3] 7, 8, 9, 10,[4] 11, 12, 13, 14, 16, 17	42-10	3A,[1] 4A,[2] 4B, 4C, 5, 6,[3] 7, 8, 9, 10,[4] 11, 12, 13, 14, 16, 17
MAXIMUM FAR				
Residential	N/A	N/A	N/A	N/A
Community Facility	43-122	2.4	43-122	4.8
Commercial	43-12	1.0	43-12	2.0
Manufacturing	43-12	1.0	43-12	2.0
LOT COVERAGE				
Maximum lot coverage	N/A	N/A	N/A	N/A
YARDS				
Front Yard	N/A	N/A	N/A	N/A
Side Yard	43-25	No side yards required, but if one is provided, it must be at least 8 feet wide.	43-25	No side yards required, but if one is provided, it must be at least 8 feet wide.
Rear Yard	43-26	20 feet[5]	43-26	20 feet[5]
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	43-43	30 feet or two stories, whichever is less	43-43	60 feet or four stories, whichever is less
Sky Exposure Plane on Narrow Streets	43-43	1:1	43-43	2.7:1
Sky Exposure Plan on Wide Streets	43-43	1:1	43-43	5.6:1
Setbacks from Narrow Streets	43-43	20 feet	43-43	20 feet
Setbacks from Wide Streets	43-43	15 feet	43-43	15 feet
PARKING AND LOADING				
Residential Parking	N/A	N/A	N/A	N/A
Community Facility Parking	44-21	Varies by use	44-21	Varies by use
Commercial Parking	44-21	Varies by use	44-21	Varies by use
Manufacturing Parking	44-21	Varies by use	44-21	Varies by use
Commercial Loading	44-52	Varies by use	44-52	Varies by use
Manufacturing Loading	44-52	Varies by use	44-52	Varies by use
Residential Bicycle Parking	N/A	N/A	N/A	N/A
Community Facility Bicycle Parking	44-60 36-70	Varies by use	44-60 36-70	Varies by use
Commercial Bicycle Parking	44-60 36-70	Varies by use	44-60 36-70	Varies by use

[1] Use Group 3A shall be limited to museums that are ancillary to existing motion picture production studios or radio or television studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of floor area (ZR 42-12).
[2] Use Group 4A shall be limited to health facilities requiring certain approval under NYS Public Health Law Article 28, ambulatory diagnostic or treatment health care facilities and houses of worship (ZR 42-11).
[3] Use Group 6A food stores, shall be limited to 10,000 sf of floor area per establishments (ZR 42-12).
[4] Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic, motion picture production, radio or television studios.
[5] Pursuant to ZR 43-28, no rear yard regulations shall apply on any through lot which extends less than 110 feet in maximum lot depth from street to street.