MSMX Zoning Comparison Table

	Existing Zoning						Proposed Zoning			
	ZR Section #	**M1-6**	**ZR Section #**	**M1-6D (QAH)**	**ZR Section #**	**M1-6 (Garment Center Subdistrict A-1)**	**ZR Section #**	**M1-9A/R12 (MIH)**	**M1-8A/R12 (MIH)**	**M1-8A/R11 (MIH)**
USE GROUPS	42-10, 42-20	I, III–X Select UG subgroups excluded or subject to additional restrictions	42-10, 42-20, 42-312	I–X Select UG subgroups excluded or subject to additional restrictions	42-10, 42-20, 121-13, 123-21	I–X Select UG subgroups excluded or subject to additional restrictions	22-10, 32-10, 32-20, 42-10, 42-20, 42-326, 123-20	I–X Select UG subgroups excluded or subject to additional restrictions		
Maximum FAR (Total)	43-12	10.0	23-22, 43-62	12.0	43-12	10.0	23-22	18.0	18.0	15.0
Residential	N/A	N/A	23-22, 34-112, 43-62	10.0 market/12.0 affordable	N/A	N/A	23-22	18.0	18.0	15.0
Community Facility	43-122	10.0	24-10, 33-12, 43-62	10.0	43-122	10.0	24-11, 43-132, 123-621	15.0	12.0	12.0
Commercial	43-12	10.0	33-12, 43-62	10.0	43-12	10.0	43-132	15.0	12.0	12.0
Manufacturing	43-12	10.0	43-12, 43-62	10.0	43-12	10.0	43-132	15.0	12.0	12.0
YARDS										
Front Yard	N/A	None required	23-322, 43-62	None required	N/A	None required	123-631	None required		
Side Yard	43-25	None required. 8' if provided	23-334, 33-25, 43-62	None required. 5' if provided for residential, 8' if provided for non-residential	43-25	None required. 8' if provided	43-25, 123-631	None required. 5' if provided for residential, 8' if provided for non-residential		
Rear Yard	43-26, 43-27, 43-30	Within 100' of intersection: None required Beyond 100' of intersection: 20'	23-342, 23-343, 33-26, 33-27, 33-30, 43-62	Within 100' of intersection: None required Beyond 100' of intersection: 20' (non-residential); 20' below a height of 75', 30' above a height of 75' (residential)	43-26, 43-27, 43-30	Within 100' of intersection: None required Beyond 100' of intersection: 20'	23-342, 23-343, 43-262	Within 100' of intersection: None required Beyond 100' of intersection: 20' below 65', 15' above 65', 20' above 125' (non-residential); 20' below a height of 75', 30' above a height of 75' (residential)		
Rear Yard Equivalent for Through Lots	43-28	40'	23-344, 33-28, 43-62	Non-residential: 40' Residential: 40' below a height of 75', 60' above a height of 75'	43-28	40'	23-344, 43-28	Non-residential: None required Residential: 40' below a height of 75', 60' above a height of 75'		
Max Lot Coverage	N/A	N/A	23-36	Residential: 80% for interior/through lots beyond 100' of intersection; 100% for corner lots and interior/through lots within 100' of an intersection	N/A	N/A	23-36	Residential: 80% for interior/through lots beyond 100' of intersection; 100% for corner lots and interior/through lots within 100' of an intersection		
Tower Regulations	43-45	40%-50% max tower lot coverage based on lot size	23-435, 33-45	Non-residential: 40%-50% max tower lot coverage based on lot size Residential: N/A	43-45, 121-32	40%-50% max tower lot coverage based on lot size	43-46	50% max tower lot coverage above a height of 350'		
HEIGHT AND SETBACKS										
Minimum Base Height (Wide Street)	N/A	N/A	23-43, 33-43, 43-62	Non-residential: N/A Residential: 125'	121-32	125'	23-432, 43-46, 123-652	60'		
Minimum Base Height (Narrow Street)	N/A	N/A	23-43, 33-43, 43-62	Non-residential: N/A Residential: 60'	121-32	85'	23-432, 43-46, 123-652	60'		
Maximum Base Height (Wide Street)	43-43, 43-44	85'/six stories	23-43, 33-43, 43-62	Non-residential: 85'/six stories Residential: 155'	121-32	155' (up to 205' if matching adjoining building)	23-432, 43-46, 123-652	155' (higher if matching adjoining building)		
Maximum Base Height (Narrow Street)	43-43, 43-44	85'/six stories	23-43, 33-43, 43-62	Non-residential: 85'/six stories Residential: 125' (market)/155' (QAH)	121-32	135'	23-432, 43-46, 123-652	155' (higher if matching adjoining building)		
Maximum Building Height (Wide Street)	N/A	N/A	23-43, 33-43, 43-62	Non-residential: N/A Residential: 290'	121-32	N/A	43-46, 123-652	None. Tower regs apply.		
Maximum Building Height (Narrow Street)	N/A	N/A	23-43, 33-43, 43-62	Non-residential: N/A Residential: 185' (market)/235'(QAH)	121-32	N/A	43-46, 123-652	None. Tower regs apply.		
Sky Exposure Plane (Wide Street)	43-43, 43-44	5.6:1 (7.6:1 if min. 10' alternate front setback provided)	33-43, 43-62	Non-residential: 5.6:1 (7.6:1 if min. 10' alternate front setback provided)	N/A	N/A	N/A	N/A		
Sky Exposure Plane (Narrow Street)	43-43, 43-44	2.7:1 (3.7:1 if min. 15' alternate front setback provided)	33-43, 43-62	Non-residential: 2.7:1 (3.7:1 if min. 15' alternate front setback provided)	N/A	N/A	N/A	N/A		
Setback Above Base (Wide Street)	43-43	15'	23-433, 33-43, 43-62	Non-residential: 15' Residential: 10'	121-32	10'	23-433, 43-46	10'		
Setback Above Base (Narrow Street)	43-43	20'	23-433, 33-43, 43-62	Non-residential: 20' Residential: 15'	121-32	15'	23-433, 43-46	15'		
PARKING AND LOADING										
Parking: Residential	N/A	N/A	13-10	None required	13-10	None required	13-10, 123-70	None required		
Parking: Non-residential	13-10	None required	13-10	None required	13-10	None required	13-10, 123-70	None required		
Loading	13-30, 44-50	Use dependent. Refer to tables in ZR 44-50	13-30, 44-50	Use dependent. Refer to tables in ZR 44-50	13-30, 44-50	Use dependent. Refer to tables in ZR 44-50	13-30, 44-50, 123-70	Use dependent. Refer to tables in ZR 44-50		