495 11th Avenue Rezoning	**Existing M1-5**		**Proposed C6-4 (Special Hudson Yards District, Eleventh Avenue Subdistrict G)**	
	Zoning Section	**M1-5**	**Zoning Section**	**C6-4 (R10 MIH)**
USE GROUPS & FLOOR AREA RATIO	42-10	4 - 14, 16 & 17	32-10	1 - 12
Residential	Not permitted	n/a	93-226	12.00
Affordable Independent Residences for Seniors ("AIRS")	Not permitted	n/a	23-155	12.00
Community Facility	43-122	6.50	93-226	12.00
Commercial	43-12	5.00	93-226	12.00
Manufacturing	43-12	5.00	Not permitted	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 35-52	None or 8'
Minimum Rear Yard	43-26	20'	23-47 / 33-26	30' residential/ 20' commercial or community facility
HEIGHT AND SETBACKS				
Minimum Base Height/Height of Front Wall	n/a	n/a	23-664 (QH) / 23-65 (Tower)	60' narrow, 125' wide (QH) / n/a (Tower)
Maximum Base Height/Height of Front Wall	43-43	85' or 6 stories, whichever is less	93-42	90' narrow, 150' wide
Maximum Building Height	n/a	n/a	23-664 (QH) / 23-65, 93-42 (Tower)	215' narrow, 235' wide (QH) / n/a (Tower)
Sky Exposure Plane	43-43	2.7: 1 narrow / 5.6:1 wide	23-641	2.7:1 narrow / 5.6 : 1 wide
Setbacks from Narrow Streets	43-43	20'	93-57	5'
Setbacks from Wide Streets	43-43	15'	93-57	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	70% residential
Corner Lot	n/a	n/a	23-153	100% residential
PARKING				
Residential	n/a	n/a	93-052, 13-10	None
Commercial	13-10	None	93-052, 13-10	None
LOADING				
Commercial	44-52	By use	36-62	By use
BICYCLE PARKING				
Residential	n/a	n/a	25-811	1 per 2 dwelling units
AIRS	n/a	n/a	25-811	1 per 10,000 sf
Community Facility	n/a	n/a	25-811	By use
Commercial	44-60/36-70	By use	36-711	By use