Zoning Requirement	Permitted/Required					
	Existing M1-1		Proposed C4-5X		Proposed R6B	
	Zoning Section	M1-1	Zoning Section	C4-5X (R7X MIH)	Zoning Section	R6B
Use Group	42-00	4-14, 16 & 17	32-10	1-6, 8-10 & 12	22-10	1-4
FAR						
Residential FAR	Not permitted	0.00	23-153, 23-154(d)(2)(iii)	5.00, 6.00* (R7X)	23-153, 23-154(b)	2.00, 2.20*
Community Facility FAR	43-122	2.40	33-123	5.00	24-11	2.00
Commercial FAR	43-12	1.00	33-122	4.00	Not permitted	0.00
Manufacturing FAR	43-12	1.00	Not permitted	0.00	Not permitted	0.00
YARDS						
Front Yard	N/A	N/A	N/A	None	N/A	None
Side Yard	43-25	None	23-462/33-25	None	23-462(c)/24-35	None
Rear Yard	43-26	20 feet	23-47/33-26	30 feet residential/20 feet	23-47/24-36	30 feet
HEIGHT AND SETBACKS						
Minimum Base Height	N/A	N/A	23-664(b)	60 feet	23-662(b)	30 feet
Maximum Height of Front Wall	43-43	30 feet or 2 stories	23-664(b)	105 feet	23-662(b)	45 feet**
Maximum Building Height	N/A	N/A	23-664(b)	145 feet or 14 stories**	23-662(b)	55 feet and 5 stories**
Sky Exposure Plane	43-43	Narrow Street: 1 to 1 Wide Street: 1 to 1	N/A	None	N/A	None
Setbacks from Narrow Streets	43-43	20 feet	23-662(c)	15 feet	23-662(c)	15 feet
Setbacks from Wide Streets	43-43	15 feet	23-662(c)	10 feet	23-662(c)	10 feet
Open Space	N/A	None	N/A	None	N/A	None
Lot Coverage	N/A	None	23-153	70% residential	23-153	60%
DENSITY REGULATIONS	N/A	None	23-22	680 sf/DU	23-22	680 sf/DU
PARKING	44-20	Depends on use	25-23 (Residential) 36-21 (CF & Commercial)	50% of DU*** Depends on use	25-23	50%***
LOADING	44-52	Depends on use	36-62 (CF & Commercial)	Depends on use	25-72	Depends on use

*For buildings in Mandatory Inclusionary Housing designated areas

**For Quality Housing buildings outside the Manhattan Core with qualifying ground floors

***Except that no accessory off-street parking spaces are required for income-restricted housing units within the Transit Zone