Zoning Requirement	Permitted/Required / Proposed												
	ZR Section #	M1-4A	M1-5A	M1-6A	M1-2A/R6A	M1-3A/R7A	M1-3A/R7X	M1-4A/R8A	M1-5A/R8	M1-6A/R9	M1-6/R9	M1-6A/R10	M1-6/R10
USE GROUPS	22-10, 32-10, 42-10	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X	III-X
FAR													
Residential	23-10	0.0	0.0	0.0	3.9	5.0	6.0	7.2	7.2	8.42*	9.6	12.0	12.0
Community Facility	24-10, 33-10	5.0	6.5	8.0	3.0	4.0	5.0	6.5	6.5	9*	10.0	10.0	12.0
Commercial	33-10	5.0	6.5	8.0	3.0	4.0	4.0	5.0	6.5	8.0	15.0	8.0	12.0
Manufacturing	43-10	5.0	6.5	8.0	3.0	4.0	4.0	5.0	6.5	8.0	15.0	8.0	12.0
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	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	0 or 8 ft
Rear Yard	23-40, 33-20, 43-20	10/15/20	10/15/20	10/15/20	10/15/20	10/15/20	10/15/20	10/15/20	10/15/20	40	20	10/15/20	10/15/2020
Lot Coverage (corner/interior)	23-362	N/A	N/A	N/A	100%/80%	100%/80%	100%/80%	100%/80%	100%/80%	100%/80%	100%/80%	100%/80%	100%/80%
HEIGHT AND SETBACKS													
Minimum Base Height	23-432, 23-60, 33-40, 43-40	N/A	N/A	N/A	40 ft	40 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft
Maximum Base Height (narrow/wide street for Quality Housing)	23-432, 23-60, 33-40, 43-40	125 ft	155 ft	155 ft	65 ft	85 ft	105 ft	105 ft	105 ft / 125 ft	135 ft	135 ft	155 ft	155 ft
Maximum Building Height (narrow/wide street for Quality Housing)	23-432, 23-60, 33-40, 43-40	155 ft	205 ft	245 ft	95 ft	125 ft	145 ft	155 ft	215**	N/A	N/A***	N/A***	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	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	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	15 ft
DENSITY	23-52	680	680	680	680	680	680	680	680	680	680	680	680
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	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	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	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	Varies by Use

***Modified under the Special LIC Mixed Use District: Northern Hunters Point Waterfront Subdistrict**

****Modified to N/A for Waterfront Sites under the Special LIC Mixed Use District: Northern Hunters Point Waterfront Subdistrict**

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