541-545 Bay Street, Staten Island

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (C4-2)		Proposed Zoning (R6/C2-3) (BSC - Subdistrict F) Under MIH Zoning	
	ZR Section #	C4-2	ZR Section #	R6/C2-3 (MIH) (BSC - Subdistrict F)
USE GROUPS	22-10/32-10	1-10, 12	22-10/32-10	1-10, 12
Maximum FAR (Total)				
Residential	33-121/23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	135-21*	3.6
Affordable Independent Residences for Seniors ("AIRS")	33-121/23-155	3.9	135-21	3.9
Community Facility	33-121/24-11	4.8	135-21	3.6
Commercial	33-122	3.4	135-21	2.0
Commercial and Community Facility	33-123	4.8	135-21	By Use
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25/23-462	None or 8'	33-25/23-462	None or 8'
Minimum Rear Yard	23-47/33-26	30' / 20' (Commercial)	23-47/33-26/135-23	30' / 20' (Commercial) / None (Commercial, Community Facility)^
HEIGHT AND SETBACKS				
Minimum Base Height	34-112/23-662	40' (QH)**, 30' (QH)***	135-25	40'
Maximum Base Height	34-112/23-662	65' (QH)**, 45' (QH)***	135-25	65'
Maximum Building Height	34-112/23-662	70' (QH)**, 55' (QH)***	135-25	85'/8-Stories
Maximum Height of Front Wall	34-112/23-662	65' (QH)**, 45' (QH)***	135-25	65'
Sky Exposure Plane	34-112/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a
Setbacks from Narrow Streets	34-112/23-641/23-662	15' (QH), 20' (HF)	135-25(b)	15'****
Setbacks from Wide Streets	34-112/23-641/23-662	10' (QH), 15' (HF)	135-25(b)	10'
OPEN SPACE				
Minimum Open Space Ratio	34-112/23-151	Varies	34-112/23-151	Varies
LOT COVERAGE				
Max. Interior Lot Coverage	34-112/23-153	60%	135-22	65%
Maximum Lot Coverage	34-112/23-153	100%	135-22	100%
DENSITY				
Maximum Dwelling Units	34-112/23-22	680 sf/DU max	34-112/23-22	680 sf/DU max
Minimum Size Dwelling Unit (AIRS)	34-112/23-23	325 sf/DU	34-112/23-23	325 sf/DU
PARKING				
Residential	36-33/25-23	50% (QH), 70% (HF)	36-33/25-23	70%
Commercial	36-21	By Use	36-21	By Use
Income - Restricted Housing	36-33/12-10/25-251	25% or None (Transit Zone)	36-33/12-10/25-251	25% or None (Transit Zone)
AIRS	36-33/12-10/25-252	10% or None (Transit Zone)	36-33/12-10/25-252	10% or None (Transit Zone)
Government Assisted Parking	36-33/12-10/25-253	35% (QH) / 55% (HF)	36-33/12-10/25-253	35%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	36-711	1 per 2 dwelling units (UG-2)	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

**Within 100' of a wide street

***Beyond 100' of a wide street

****Proposed to be modified along Prospect Street to permit the proposed building bulk which provides two 5-foot setbacks above the sixth and seventh floor