Zoning Comparison Table 1				
	Permitted/Required			
	Existing R8B		Proposed C2-7	
	ZR Section #	R8B	ZR Section #	C2-7 (R9 residential equivalent with MIH)
USE GROUPS	22-00	1-4	32-00	1-9, 14
Maximum FAR (Total)	24-161	4.0	35-31	10.0
Residential	23-153	4.0	23-154(d)(2); 23-151 or 23-154(b)**	.99 - 7.52 (depending on height factor)* ; or, 6.0 - 8.0 (depending on amount of affordable housing)**
Community Facility	24-11	4.0	33-123	10.0
Commercial	N/A	N/A	33-122	2.0
Manufacturing	N/A	N/A	N/A	N/A
YARDS				
Front Yard	N/A	N/A	34-231; 35-51	none required
Side Yard	23-462(c)	none required (min. 8')	34-232; 33-25; 35-52	none required (min. 8')
Rear Yard	23-47; 23-533	30' ; or a rear yard equivalent (for certain through lots)	23-47; 23-532 or 23-533; 33-26	residential: 30' ; or a rear yard equivalent (for certain through lots) commercial: 20'
Open Space	N/A	N/A	23-151	residential: 1.0-9.0 (depending on height factor)* commercial: N/A
Lot Coverage	23-153	70%	23-153	residential: 70% ** commercial: N/A
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	23-662(a)	65'	23-952 and 23-64; or, 23-951 and 23-662(c); 35-652; 33-432	85' * or 95' **
Maximum Building Height	23-662(a)	75'	23-952 and 23-64; or, 23-951 and 23-662(c); 35-652; 33-432	N/A* or 135' **
Sky Exposure Plane	N/A	N/A	23-952 and 23-64; or, 23-951 and 23-662(c); 35-652; 33-432; 23-652	2.7 to 1* *** or N/A** ****
Setbacks from Narrow Streets	23-662(c)	15'	23-952 and 23-64; or, 23-951 and 23-662(c); 35-652; 33-432	20' * or 15' **
Setbacks from Wide Streets	23-662(c)	10'	23-952 and 23-64; or, 23-951 and 23-662(c); 35-652; 33-432	15' * or 10' **
DENSITY	23-22	680	23-22	680
PARKING AND LOADING				
Parking	13-10; 13-11	required: none (Manhattan Core) permitted: up to 35% of new dwelling units in a residential development/enlargement	13-10; 13-11	required: none (Manhattan Core) permitted: up to 35% of new dwelling units in a residential development/enlargement; depends on use for commercial development/enlargement
Loading	25-72	Depends on use; none required for residential or most community facility uses	25-72; 36-62	Depends on use; none required for residential or most community facility uses

NOTES:

* If using basic height and setback regulations (see ZR 23-952(b))

** If using Quality Housing height and setback regulations (see ZR 23-952)

*** For frontages on a narrow street, as is applicable for all frontages on the Project Area

**** Residential buildings within a C2-7 zoning district in the Project Area may also utilize the standard tower-on-a-base regulations (see ZR 23-952(b))

Zoning Comparison Table 2				
	Permitted/Required			
	Existing C1-9		Proposed C2-8	
	ZR Section #	C1-9 (R10 residential equivalent)	ZR Section #	C2-8 (R10 residential equivalent with MIH)
USE GROUPS	22-00	1-6	32-00	1-9, 14
Maximum FAR (Total)	35-31	12.0	35-31	12.0
Residential FAR	34-112; 23-153; and 23-154(a)	10.0 - 12.0*	34-112; 23-153; and 23-154(a)	10.0 - 12.0*
Comm Facility FAR	33-123	10.0	33-123	10.0
Commercial FAR	33-122	2.0	33-122	2.0
Manufacturing FAR	N/A	N/A	N/A	N/A
YARDS				
Front Yard	34-231; 35-51	none required	34-231; 35-51	none required
Side Yard	34-232; 33-25; 35-52	none required (min. 8')	34-232; 33-25; 35-52	none required (min. 8')
Rear Yard	23-47; 23-532 or 23-533; 33-26	residential: 30' ; or a rear yard equivalent (for certain through lots) commercial: 20'	23-47; 23-532 or 23-533; 33-26	residential: 30' ; or a rear yard equivalent (for certain through lots) commercial: 20'
Open Space	N/A	N/A	N/A	N/A
Lot Coverage (for Quality Housing)	23-153	70%	23-153	70%
HEIGHT AND SETBACKS				
Maximum Height of Front Wall	33-432; 23-641	85' or 9 stories	33-432; 23-641	85' or 9 stories
Maximum Base Height (for Quality Housing)	23-662	125' (beyond 100' of wide street); 155' (within 100' of a wide street)	23-662	125' (beyond 100' of wide street); 155' (within 100' of a wide street)
Maximum Building Height (for Quality Housing)	23-662	185' (beyond 100' of a wide street); 210' (within 100' of a wide street); 215' or 21 stories (within 100' of a wide street with a Qualifying Ground Floor)	23-662	185' (beyond 100' of a wide street); 210' (within 100' of a wide street); 215' or 21 stories (within 100' of a wide street with a Qualifying Ground Floor)
Sky Exposure Plane	33-432; 23-641	2.7 : 1 (narrow street); 5.6 : 1 (wide street)	33-432; 23-641	2.7 : 1 (narrow street); 5.6 : 1 (wide street)
Residential Towers	23-65	Permitted	23-65	Permitted
Setbacks from Narrow Streets	33-432; 23-641	20'	33-432; 23-641	20'
Setbacks from Narrow Streets (for Quality Housing)	23-662	15'	23-662	15'
Setbacks from Wide Streets	33-432; 23-641	15'	33-432; 23-641	15'
Setbacks from Wide Streets (for Quality Housing)	23-662	10'	23-662	10'
DENSITY REGULATIONS	23-22	680 sf/ DU	23-22	680 sf/ DU
PARKING AND LOADING				
Parking	13-10; 13-11	required: none (Manhattan Core) permitted: up to 35% of DU in a residential development/enlargement; depends on use for commercial development/enlargement	13-10; 13-11	required: none (Manhattan Core) permitted: up to 35% of DU in a residential development/enlargement; depends on use for commercial development/enlargement
Loading	25-72; 36-62	Depends on use; none required for residential or most comm. facility uses	25-72; 36-62	Depends on use; none required for residential or most comm. facility uses

NOTES:

* Depending on the amount of affordable housing provided, pursuant to the Inclusionary Housing program.