Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning[1]		
	Zoning Section(s)	HS/R6	Zoning Section(s)	SG/R7-3 with C2-4	SG/R7-3
USE GROUPS	22-10	I-IV	22-10, 32-10	I-X	I-IV
MAXIMUM FAR					
Residential	23-22 23-732	2.20 (Standard)[2] 3.90 (QAH) 2.43 (HF)	128-21, 23-22	6.0	6.0
Community Facility	24-11	4.8	128-21, 33-121	6.5	6.5
Commercial	N/A	N/A	128-21, 33-121	2.0	N/A
LOT COVERAGE					
Lot Coverage	23-262	100% (Corner) 80% (Interior) N/A (HF)	23-362, 128-22	100% (Corner) 80% (Interior) 65% (Eligible Site)[3]	100% (Corner) 80% (Interior) 65% (Eligible Site)[3]
YARDS					
Front Yard	23-322	None Required	23-322, 34-231	None required	None Required
Side Yard	23-462	No side yards required, but if one is provided, it must be at least 5 feet wide.	23-334, 34-232	No side yards required, but if one is provided, it must be at least 5 feet wide.	No side yards required, but if one is provided, it must be at least 5 feet wide.
Rear Yard	23-342, 23-343	20 feet (Interior below 75'), 30 feet (Interior above 75') None (Corner)	23-342, 23-343, 33-26	20 feet (Interior below 75'), 20 feet (Commercial), 30 feet (Interior above 75'), None (Corner)	20 feet (Interior below 75'), 30 feet (Interior above 75'), None (Corner)
Open Space	23-732	27.5% - 37.5% (HF)	N/A	N/A	
HEIGHT AND SETBACK					
Minimum Base Height	23-432	30 feet[2]	128-33, 128-A3	30 feet	30 feet (Hamilton Avenue) 60 feet (St. Marks Place)
Maximum Base Height	23-432	45 feet (Standard)[2] 65 feet (QAH)[2]	128-33, 128-A3	65 feet	65 feet (Hamilton Avenue) 85 feet (St. Marks Place)
Maximum Height of Front Wall	23-736	60 feet or 6 stories (HF)	N/A	N/A	N/A

[1] Qualifying Affordable Housing (QAH).
[2] St. Marks Place and Hamilton Avenue are both narrow streets.
[3] For eligible sites larger than 30,000 SF taking advantage of the provisions of ZR 23-434.

Zoning Comparison Table					
	Permitted/Required				
	Existing Zoning		Proposed Zoning[1]		
	Zoning Section(s)	HS/R6	Zoning Section(s)	SG/R7-3 with C2-4	SG/R7-3
Required Setback	23-433 23-736	15 feet (Standard or QAH)[2] 20 feet (HF)[2]	128-30, 23-433	15 feet[2]	15 feet[2]
Maximum Building Height	23-432	55 feet (Standard)[2] 85 feet (QAH)[2]	128-34, 23-434	185 feet	185 feet
Sky Exposure Plane	23-736	2.7:1[2]	N/A	N/A	N/A
DENSITY	23-52	680 sf / DU	23-52	680 sf / DU	680 sf / DU
PARKING AND LOADING[4]					
Residential Parking	25-222	25% of DU	25-222	15% of DU	15% of DU
Qualifying Affordable Housing Parking	25-222	0% of DU	25-251	0% of DU	0% of DU
Community Facility Parking	25-31	Varies by use	25-31, 36-21	Varies by use	Varies by use
Commercial Parking	N/A	N/A	36-21	Varies by use	N/A
Commercial Loading	N/A	N/A	36-62	Varies by use; None for first 8,000 SF of retail	N/A
Residential Bicycle Parking	25-811	1 space for every 2 dwelling units	25-811	1 space for every 2 dwelling units	1 space for every 2 dwelling units
Community Facility Bicycle Parking	25-811	Varies by use	25-811	Varies by use	
Commercial Bicycle Parking	N/A	N/A	36-711	Varies by use 1 space per 10,000 SF of retail	N/A

[4] Outer Transit Zone