60 East 125th Street, Manhattan				
	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	C4-4D (125, IH)	ZR Section #	C4-7 (125, IH)
	(R8A Equivalent)		(R10 Equivalent)	
USE GROUPS	32-10/97-11	1-6, 8-10, 12***	32-10/97-11	1-6, 8-10, 12***
Residential	97-411-> 97-422/ 23-154*	7.2	97-411-> 97-422/ 23-154*	12.0
Affordable Independent Residences for Seniors	23-155	7.2	23-155	12.0
Community Facility	97-411-> 97-422	6.0	97-411-> 97-422	10.0
Commercial	97-411-> 97-422**	5.4	97-411-> 97-422**	12.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Front Yard	n/a	n/a	n/a	n/a
Side Yard	33-25->23-462	None	33-25->23-462	None
Rear Yard	33-26->23-47	20' or 30' (Residential)	33-26->23-47	20' or 30' (Residential)
HEIGHT AND SETBACKS				
Minimum Base Height	35-65 -> 35-652 -> 35-23 -> 23-622	60'	97-422	60'
Maximum Base Height	35-65 -> 35-654 -> 35-23 -> 23-664*	105	97-442	85'
Maximum Building Height	35-65 -> 35-654 -> 35-23 -> 23-664*	145/14-Stories	97-442	195'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	35-63 -> 33-432	20'	35-63 -> 33-432	20'
Setbacks from Wide Streets	35-63 -> 33-432	15'	35-63 -> 33-432	15'
LOT COVERAGE				
Corner Lot	35-23 -> 23-153	100%	35-23 -> 23-153	100%
Interior/Through Lot	35-23 -> 23-153	70%	35-23 -> 23-153	70%
DENSITY				
PARKING				
Residential	36-33 -> 25-23	40%	36-33 -> 25-23	40%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	36-33 -> 12-10/25-251	None^^	36-33 -> 12-10/25-251	None^^
Affordable Independent Residences for Seniors	36-33 -> 12-10/25-252	None^^	36-33 -> 12-10/25-252	None^^
Government Assisted Parking	36-33 -> 12-10/25-253	25%	36-33 -> 12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing program as set forth in Section 23-90

** Pursuant to an FAR bonus for visual or performing arts uses as set worth in ZR 92-422

***Certain uses excluded in the Special 125th Street District pursuant to ZR 92-22

^^Transit Zone