701 West 135th Street, Manhattan

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M1-1)		Proposed Zoning (R7-2/C2-4) (MMU) (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R7-2/C2-4 (MIH) (MMU)
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-12
MAXIMUM FAR				
Residential	n/a	n/a	23-154*	3.6***, 4.6**
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01
Community Facility	43-122	2.4	24-11/33-121	6.5
Commercial	43-12	1	33-121	2
Commercial and Community Facility	43-122	2.4	33-121	6.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462/33-25	None or 8'
Minimum Rear Yard	43-26	20'	23-47/33-26	30' (res.) / 20' (comm.)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	34-112/23-664	40'*
Maximum Base Height	43-43	30'/2-Stories	34-112/23-664	75'*, 60' (comm.)
Maximum Building Height	43-43	Sky Exposure Plane	34-112/23-664	135'/13 stories*
Maximum Height of Front Wall	43-43	30'/2-Stories	34-112/23-664	75'*, 60' (comm.)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	34-112/23-641	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	43-43	20'	34-112/23-642	15', 20' (comm.)
Setbacks from Wide Streets	43-43	15'	34-112/23-642	10', 15' (comm.)
OPEN SPACE				
Minimum Open Space Ratio/ Max. Lot Coverage	n/a	n/a	34-112/23-151	Varies
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	34-112/23-153	65%
Corner Lot	n/a	n/a	34-112/23-153	100%
DENSITY				
Affordable Dwelling Units	n/a	n/a	34-112/23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	34-112/23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	36-711	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	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