Zoning Comparison Table

413 East 120th Street, 10035 05.23.2023	Permitted/Required					
	Existing Zoning: R7X, R7-2				Proposed Zoning: R8	
	ZR Section #	R7X district (15%)	R7-2 district (85%)	Combined R7X (15%) R7-2 (85%)	ZR Section #	R8 district
USE GROUPS						
	22-11, 22-12, 22-13, 22-14	1, 2, 3, 4	1, 2, 3, 4		22-11, 22-12, 22-13, 22-14	1, 2, 3, 4
Maximum FAR						
Residential	23-153 (QH)	5	4	4.15	23-154 (Inclusionary)	7.2
Community Facility	24-11	5	6.5	6.275	24-11	6.5
Total Max FAR	23-153 (QH), 24-11	5	6.5	6.275	23-154 (QH), 24-11	7.2
YARDS						
Front Yard	23-45, 24-34	none required	none required	none required	23-45, 24-34	none required
Side Yard	23-462, 24-35	none required min 8' if provided along side lot line	none required min 8' if provided along side lot line	none required min 8' if provided along side lot line	23-462, 24-35	none required min 8' if provided along side lot line
Rear Yard	23-47, 24-36	30'	30'	30'	23-47, 24-36	30'
Open Space	n/a (QH)	n/a	n/a	n/a	n/a (Inclusionary)	n/a
Lot Coverage	23-153, 24-11	70%	65%	65.75%	23-154, 24-11	70% Residential, 65% Community Facility
HEIGHT AND SETBACKS						
Maximum Height of Base Height	23-662 (w/ Qal. GF Table 2)	95'	75'	95', 75'	23-664 Table 2 (MIH/Inclusionary)	105'
Maximum Building Height	23-662 (w/ Qal. GF Table 2),	125'	85'	125', 85'	23-664 Table 2 (MIH/Inclusionary)	215'
Maximum Number of Stories	23-662 (w/ Qal. GF Table 2),	12	8	8	23-664 Table 2 (MIH/Inclusionary)	21
Sky Exposure Plane	n/a for QH	n/a	n/a	n/a	n/a for QH	n/a
Setbacks from Narrow Streets	23-662 (c)	15'	15'	15'	23-662 (c)	15'
Setbacks from Wide Streets	23-662 (c)	10'	10'	10'	23-662 (c)	10'
DENSITY						
	23-22	680	680	680	23-22	680
PARKING AND LOADING						
Parking	25-251	0, within transit zone	0, within transit zone	0, within transit zone	25-251	0, within transit zone
Loading	25-72	none	none	none	25-72	none

*Existing zoning does not assume inclusionary housing, proposed rezoning assumes site would be Inclusionary Housing R8