515 West 57th Street, Manhattan

Zoning Comparison Table

7/23/2025

	M1-5 (CL) Existing Zoning		C6-12 (CL) Proposed Zoning (MIH)	
	ZR Section #	M1-5 (CL)	ZR Section #	C6-12 (CL) (MIH)
USE GROUPS				
Permitted Use Groups	42-10	I, III(B)-X	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	n/a	n/a	34-112 / 23-22	15.0
Qualifying Affordable / Senior Housing	n/a	n/a	34-112 / 23-22	18.0
Community Facility	43-122	6.5	33-123	15.0
Commercial	43-12	5.0	33-122	15.0
Manufacturing	43-12	5.0	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	33-26 / 23-342	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	34-112 / 23-432	60'
Maximum Base Height	43-43	85'/6-Stories	34-112 / 23-432* / 33-432	155' (Residential), 85' or 6-Stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	34-112 / 23-432* / 23-434(b) / 33-432	395'*, 495** (Residential), Sky Exposure Plane (Commercial)
Sky Exposure Plane	43-43	2.7 to 1 (Narrow), 5.6 to 1 (Wide)	33-432	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	34-112 / 23-433 / 33-432	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	34-112 / 23-433 / 33-432	10' (Residential), 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80%
Corner Lot	n/a	n/a	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None
PARKING				
Residential	n/a	n/a	13-10	None (Manhattan Core)
Commercial	13-10	None (Manhattan Core)	13-10	None (Manhattan Core)
Qualifying Affordable Housing	n/a	n/a	13-10	None (Manhattan Core)
Qualifying Senior Housing	n/a	n/a	13-10	None (Manhattan Core)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	13-10	None (Manhattan Core)	36-711	By Use
LOADING				
Commercial / Manufacturing	44-52 / 13-30	By Use	36-62 / 13-30	By Use

*When providing qualifying affordable housing or qualifying senior housing

**If using eligible site provisions