Zoning Comparison Table				
	Existing Zoning M2-3 (Special Clinton District Northern Subarea C1)		Proposed Zoning C4-7 (Special Clinton District) (Special Hudson River Park District) (MIH)[1]	
	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
USE				
Permitted Uses	42-10	UG IV, VI - X	32-10	UG I-VIII
FAR				
Residential	N/A	N/A	34-112; 23-22; 89-13[2]	14.4 FAR[3]
Community Facility	N/A	N/A	33-123	10 FAR
Commercial	43-12	2 FAR	33-122	10 FAR
Manufacturing	43-12	2 FAR	N/A	N/A
YARDS				
Front Yard	N/A	none required	35-51	None required
Side Yard	43-25	None required, 8 ft if provided	35-52	None required, 5 ft if provided
Rear Yard	43-26; 43-28; 43-311	Interior Lots: 20 feet; Through Lot: 40-foot rear yard equivalent; Within 100 Feet of Corners: No yards required	33-26; 33-281; 23-342; 23-343; 23-344	Interior Lot: 20 feet at or below 75 feet; 30 feet above 75 feet for residential use Through Lot: 60-foot rear yard equivalent for residential use, except if contiguous to two corner lot portions occupying entire block frontage.
Lot Coverage	N/A	N/A	23-362	Interior or Through Lot: 80% Corner Lot: 100%
HEIGHT AND SETBACKS				
Minimum Base Height	N/A	N/A	35-632; 23-432	60 feet
Maximum Base Height	43-43	60 feet or four stories	35-632; 35-24; 23-432	155 feet[4]
Maximum Building Height	43-43	Sky exposure plane[5]	35-632; 23-432	235 feet[4 6]
Setbacks from Narrow Streets	43-43	20 feet	35-632; 35-24; 23-433	15 feet
Setback from Wide Street	43-43	15 feet	35-632; 35-24; 23-433	10 feet
Tower Lot Coverage	N/A	N/A	35-632; 23-435	Up to 300 feet: 65% Above 300 feet: 50%
PARKING AND LOADING				
Parking	13-10	Not required in Manhattan Core	13-10	Not required in Manhattan Core
Loading	44-52	Depends on use	36-62	Depends on use

1. Assumes application of Special Permit pursuant to ZR Section 89-21 to the Development Sites.
2. Pursuant to Zoning Text Amendment to ZR Section 89-00 et seq.
3. Maximum FAR in MIH areas with the provision of affordable housing.
4. For qualifying affordable housing.
5. Sky exposure plane is sloped at a ratio of 2.7:1 on narrow streets and 5.6:1 on wide streets.
6. Except if providing a tower in accordance with ZR Section 35-632(c).