MSK PAVILION DEVELOPMENT

ZONING COMPARISON TABLE						
	PERMITTED/ REQUIRED					
	EXISTING R8, R10			PROPOSED R9, R10		
	ZONING SECTIONS	R8	R10	ZONING SECTIONS	R9	R10
USE GROUPS	22-10	1,2,3,4,6C	1,2,3,4,6C	22-10	1,2,3,4,6C	1,2,3,4,6C
Maximum FAR						
Residential:	23-153	7.20	10.00	23-153	7.52	10.00
Community Facility:	24-11	6.50	10.00	24-11	10.00	10.00
Commercial:	N/A	N/A	N/A	N/A	N/A	N/A
Maximum All Uses:	23-15	7.20	10.00	23-15	10.00	10.00
LOT COVERAGE						
Corner Lot	24-11, 24-12	75%	75%	24-11, 24-12	75%	75%
Interior or Through Lot		65%	65%		65%	65%
YARD REGULATIONS						
Front Yard	24-34	Not Req'd	Not Req'd	24-34	Not Req'd	Not Req'd
Side Yard	24-35	Not Req'd	Not Req'd	24-35	Not Req'd	Not Req'd
Rear Yard (at corner lot)	24-361	Not Req'd	Not Req'd	24-361	Not Req'd	Not Req'd
Rear Yard (rear yard equivalent at through lot)	24-382(b)	30 ft from street line	30 ft from street line	24-382(b)	30 ft from street line	30 ft from street line
HEIGHT AND SETBACKS						
Setback wide street	24-522	15 ft	15 ft	24-522	15 ft	15 ft
Setback narrow street	24-522	20 ft	20 ft	24-522	20 ft	20 ft
Max. height of front wall	24-522	85 ft or 9 stories	85 ft or 9 stories	24-522	85 ft or 9 stories	85 ft or 9 stories
Sky exposure plane wide street	24-522	5.6 : 1	5.6 : 1	24-522	5.6 : 1	5.6 : 1
Sky exposure plane narrow street	24-522	2.7 : 1	2.7 : 1	24-522	2.7 : 1	2.7 : 1
PARKING AND LOADING						
Parking (for hospital/ related facilities)	25-31, 25-33	Not Req'd (less than 40 spaces)	Not Req'd (less than 40 spaces)	25-31, 25-33	Not Req'd (less than 40 spaces)	Not Req'd (less than 40 spaces)
Loading Berths	25-72	First 10,000 SF - None Next 290,000 Sf - 1 Each additional 300,000 SF - 1		25-72	First 10,000 SF - None Next 290,000 Sf - 1 Each additional 300,000 SF - 1	
Bicycle Parking	25-811 For UG 4	1 per 10,000 SF		25-811 For UG4	1 per 10,000 SF	