SoHo-NoHo Rezoning Conformance Table[1]

Proposed Zoning Districts	Total # of Lots	Residential	Residential + Commercial	Commercial	Community Facility	JLWQA / JLWQA + Commercial	Industrial and Transportation	Parking	Vacant	Other	Existing Zoning Districts	Conforming Lots Under Existing Zoning	Ratio of Conformance (Existing)	Conforming Lots Under Proposed Zoning	Ratio of Conformance (Proposed)
M1-5/R7X	476	19	86	90	2	264	2	2	4	7	M1-5A, M1-5B	371	78%	476	100%
M1-5/R9X	255	10	33	91	3	107	1	7	1	2	M1-5A, M1-5B	212	83%	255	100%
M1-6/R10	104	8	21	34	3	23	3	8	0	4	M1-5A, M1-5B	75	72%	104	100%

[1] Conformance is based on 2021 PLUTO land use categorization and surveys of Department of Buildings (DOB) certificates of occupancy. Due to data limitations, in a building whose primary use is conforming, it is not possible to show whether a ground-floor use within the same building is conforming pursuant to M1-5A and M1-5B regulations which limit uses below the level of the second story to certain uses in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E. Therefore, for the purposes of this table, a building whose primary use is conforming yet contains a nonconforming ground floor use is considered conforming. However, in general, the majority of Use Group 6 ground-floor retail and eating and drinking establishments in the Project Area are non-conforming.

SoHo-NoHo Rezoning Compliance Table

		Floor Area Ratio			Building Height			
Proposed Zoning District	**Total Lots**	**Max. FAR**	**# Lots Complying**	**% of Lots Complying**	**Total Buildings**	**Max. Height**	**# of Buildings Complying**	**% of lots Complying**
M1-5/R7X	476	6.5	431	91%	527	145’	520	99%
M1-5/R9X	255	9.7	228	90%	291	205’	291	100%
M1-6/R10	104	12.0	101	97%	119	275’†	118	99%

†275’ maximum height pursuant to SNX