Zoning Comparison Table							
		Existing Zoning: R8		Existing Zoning: R8/C2-4		Proposed Zoning C6-4 (MIH)	
		ZR Section #	Permitted/Required	ZR Section #	Permitted/Required	ZR Section #	Permitted/Required
USE							
Permitted Uses		22-10	UG 1-4	32-10	UG 1-9, 14	32-10	UG 1-12
FAR							
Residential	Standard	23-151	0.94-6.02	23-151	0.94-6.02	34-112; 23-154	12 [1]
	Quality Housing	23-153	6.02	23-153	6.02		
Community Facility		24-11	6.5	24-11	6.5	33-123	10
Commercial		N/A	0	33-121	2	33-122	10
Manufacturing		N/A	0	N/A	0	N/A	0
YARDS							
Front Yard		N/A	none required	N/A	none required	N/A	none required
Side Yard		23-462	none required, 8 ft if provided	23-462; 33-25	none required, 8 ft if provided	33-25	none required, 8 ft if provided
Rear Yard		23-47; 23-53	30 ft; none required for full block	23-47; 33-28	30 ft; none required for full block [2]	33-26; 33-28	30 ft; none required for full block [2]
Open Space	Standard	23-151	Minimum OSR 5.9-11.9	23-151	Minimum OSR 5.9-11.9	N/A	none required
	Quality Housing	N/A	None	N/A	None		
Lot Coverage	Standard	N/A	None	N/A	None	N/A	N/A
	Quality Housing	23-153	70% or 100% [3]	23-153; 35-22	70% or 100% [3]		
HEIGHT AND SETBACKS							
Maximum Base Height	Standard/residential	23-641	85 ft or nine stories	23-641	85 ft or nine stories	23-641	85 ft or nine stories
	Standard/commercial	N/A	N/A	33-431	85 ft or six stories	33-432	85 ft or six stories
	Quality Housing	23-662	85 ft	23-662; 35-652	85 ft	23-664	155 ft
Maximum Building Height	Standard/residential	23-641	sky exposure plane [4]	23-641	sky exposure plane [4]	23-641	sky exposure plane [4]
	Standard/commercial	N/A	N/A	33-431	sky exposure plane [4]	33-432	sky exposure plane [4]
	Quality Housing	23-662	115-125 ft [5]	23-662; 35-652	115-125 ft [5]	23-664	215 - 235 ft [6]
Setbacks from Narrow Streets	Standard	23-641	20 ft	23-641; 33-431	20 ft	23-641	20 ft
	Quality Housing	23-662	15 ft	23-662	15 ft	23-662	15 ft
Setbacks from Wide Streets	Standard	23-641	15 ft	23-641	15 ft	23-641	15 ft
	Quality Housing	23-662	10 ft	23-662	10 ft	23-662	10 ft
DENSITY							
Maximum Density		23-22	680 SF/DU	23-22	680 SF/DU	23-22	680 SF/DU
PARKING AND LOADING							
Parking [7]		13-10	None	13-10	None	13-10	None
Loading		25-72	depends on use	36-62	depends on use	36-62	depends on use

1. Maximum FAR in MIH areas with the provision of affordable housing.
2. For residential use, 30 ft minimum at rear lot line (23-47). For commercial uses, 20 ft minimum at rear lot line (33-261). None required for a zoning lot that occupies an entire block (33-28).
3. 70% for interior or through lot; 100% for corner lot.
4. Sky exposure plane is sloped at a ratio of 2.7:1 on narrow streets and 5.6:1 on wide streets.
5. 120 ft permitted within 100 feet of a wide street inside Manhattan Core. 115 feet beyond 100 feet. Assumes qualifying ground floor.
6. 235 ft permitted within 100 feet of a wide street. 215 ft beyond 100 feet. Assumes qualifying ground floor.
7. No required parking in Manhattan Core.