SoHo/NoHo Zoning Comparison Table						
	Permitted/Required					
	Existing Zoning		Proposed Zoning			
	ZR Section #	M1-5A/M1-5B	ZR Section #	M1-5/R7X	M1-5/R9X	M1-6/R10
USE GROUPS	42-10	3A, 4, 5*, 6A, 6B, 6C, 6D, 6F, 7A , 7B, 7C, 7D, 7E, 8B, 8C, 8D, 8E, 9*, 10, 11, 12A , 12B, 12C, 12D, 12E, 13A , 14A, 14C, 16, 17	123-20, 143-10	1-14, 16, 17		
Maximum FAR (Total)	43-10	6.5	23-15	6.5	9.7	12.0
Residential	43-17	N/A	23-15, 143-21, 123-60	6.0	9.7	12.0
Community Facility	43-122	6.5	23-15, 143-21, 123-60	6.5	6.5	6.5
Commercial	43-12	5	23-15, 43-12, 143-21	5.0	5.0 (south of Howard St.) 6.0 (north of Howard St.)	10.0
Manufacturing	43-12	5	23-15, 43-12, 143-21	5.0	5.0 (south of Howard St.) 6.0 (north of Howard St.)	10.0
YARDS						
Front Yard	N/A	N/A	N/A	None	None	None
Side Yard	43-25	None	23-40	None	None	None
Rear Yard	43-20, 43-31	20'. 40’ for through lots	23-40, 143-30	20'. None for through lots for non-residential uses.	20'. None for through lots for non-residential uses.	20'. None for through lots for non-residential uses.
Open Space	N/A	N/A	23-15	N/A	N/A	N/A
Lot Coverage	43-45	N/A	23-15	N/A	N/A	N/A
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	43-40	85' or six stories	23-60, 143-50	60'-105'	85'-145'	125'-155'
Maximum Building Height	N/A	N/A	23-60, 143-50	145'	205'	275'
Sky Exposure Plane for Narrow Streets	43-40	2.7:1 (3.7:1 with AFS. N/A to Towers)	23-60, 43-40	N/A	N/A	N/A
Sky Exposure Plane for Wide Streets	43-40	5.6:1 (7.6:1 with AFS. N/A to Towers)	23-60, 43-40	N/A	N/A	N/A
Setbacks from Narrow Streets	43-40	20' (N/A with AFS)	23-60, 43-40, 143-50	15'	15'	15'
Setbacks from Wide Streets	43-40	15' (N/A with AFS)	23-60, 43-40, 143-50	10'	10'	10'
RESIDENTIAL DU FACTOR	43-17, 15-111	1,200 SF (JLWQA) 740 (conversions)	23-20	680 SF	680 SF	680 SF
PARKING AND LOADING						
Parking: Residential	N/A	N/A	25-20 as modified by 13-10	None Required. Maximum permitted is 20% of DU or 200 spaces.	None Required. Maximum permitted is 20% of DU or 200 spaces.	None Required. Maximum permitted is 20% of DU or 200 spaces.
Parking: Commercial	44-20 as modified by 13-10	None required. Maximum permitted depends on use. See ZR 13-12.	44-20 as modified by 13-10	None required. Maximum permitted depends on use. See ZR 13-12.	None required. Maximum permitted depends on use. See ZR 13-12.	None required. Maximum permitted depends on use. See ZR 13-12.
Loading	44-50 as modified by 13-30	Dependent on use. Refer to table in ZR 44-52.	44-50 and 25-70 as modified by 13-30	Dependent on use. Refer to tables in ZR 44-52 and 25-72.	Dependent on use. Refer to tables in ZR 44-52 and 25-72.	Dependent on use. Refer to tables in ZR 44-52 and 25-72.