737 4th Avenue, Zoning Map Amendment

Zoning Comparison Table

	Existing Zoning (M1-1D)		Proposed Zoning R8A/C2-4 (Under MIH Zoning)	
	ZR Section #	**M1-1D**	**ZR Section #**	**R8A/C2-4**
USE GROUPS	42-10	1, 2, 4 - 14, 16, 17	22-10/32-10	1-9 & 14
MAXIMUM FAR				
Residential	43-61	1.65	23-154* / 23-90	7.2
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	23-155	7.2
Community Facility	43-122	2.4	33-121 / 35-31	6.5
Commercial	43-12	1	33-121	2
Commercial and Community Facility	43-12	2.4	33-121	6.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	34-232, 23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	33-26/23-47	30', 20' (Commercial) / n/a (Corner Lots)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	35-654/23-664	60'
Maximum Base Height	43-43	30' / 2-Stories	35-654/23-664	105'
Maximum Building Height	43-43	Sky Exposure Plane	35-654/23-664	145'/14-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	35-654/23-664	105'
Sky Exposure Plane	43-43	1:1 (Narrow),1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-654/23-664	15'
Setbacks from Wide Streets	43-43	15'	35-654/23-664	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	35-32/23-153	70%
Corner Lot	n/a	n/a	35-32/23-153	100% (QH)
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	35-40/23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	35-40/23-23	325 sf/DU max
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial / Manufacturing Uses	44-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use

* When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street