Land Use, Conformance and Compliance Table

		Existing Conditions						Proposed Conditions				
Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR**	**Built FAR**	**FAR Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR**	**Compliance**
Applicant's Property												
Development Site #1: Block 406												
406	12	M1-2/R5B (LIC) M2-1/R5D (LIC)	Commercial/ Manufacturing	Yes	R (1.65) CF (2.0) C/M (3.0)** R (2.0) CF (2.0) C/M (3.0)**	0.53	Yes	M1-2/R6A (LIC)	Residential/Commercial/Manufacturing	Yes	R (3.6)* CF (3.0) C/M (4.0)**	Yes
Other Properties												
406	1 (partial)	M1-2/R6A (LIC) M1-2/R5B (LIC) (Lot 1 extends into the M1-2/R5B district by less than one foot)	Residential/ Commercial	Yes	R (3.6)* CF (3.0) C/M (4.0)** R (1.65) CF (2.0) C/M (3.0)**	1.62	Yes	Same as Lot 12	3.95 (as part of Site B)	Yes	Same as Lot 12	Yes
	2 (partial)	Same as Lot 1 (Lot 2 extends into the M1-2/R5B district by less than one foot)	Manufacturing	Yes	Same as Lot 1	0.59	Yes	Same as Lot 12	Same as Lot 1	Yes	Same as Lot 12	Yes

		Existing Conditions						Proposed Conditions				
Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR**	**Built FAR**	**FAR Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR**	**Compliance**
406	8 (partial)	M1-2/R6A (LIC) M1-2/R5D (LIC) (lot 8 extends into the M1-2/R5D district by less than one foot)	Commercial vehicle Storage	Yes	R (3.6)* CF (3.0) C/M (4.0)** R (2.0) CF (2.0) C/M (3.0)**	0	N/A	Same as Lot 12	No Change	N/A	Same as Lot 12	N/A
406	9, 10, 11	M1-2/R5D (LIC)	Commercial vehicle Storage	Yes	R (2.0) CF (2.0) C/M (3.0)**	0	N/A	Same as Lot 12	3.95 (as part of Site B)	Yes	Same as Lot 12	Yes
406	24 (partial)	M1-2/R5D (LIC) M1-2/R5B (LIC) (lot 24 extends into the M1-2/R5B district by less than one foot)	Manufacturing/ Residential	Yes	R (2.0) CF (2.0) C/M (3.0)** R (1.65) CF (2.0) C/M (3.0)**	2.89	Yes	M1-2/R5D (LIC) M1-2/R6A (LIC)	No Change	Yes	R (2.0) CF (2.0) C/M (3.0)** R (3.6)* CF (3.0) C/M (4.0)**	Yes
406	27 (partial)	Same as Lot 24 (lot 27 extends into the M1-2/R5B district by less than one foot)	Manufacturing	Yes	Same as Lot 24	1.0	Yes	Same as Lot 24	No Change	Yes	Same as Lot 24	Yes
406	28 (partial)	Same as Lot 24 (lot 28 extends into the M1-2/R5B district by less than one foot)	Manufacturing	Yes	Same as Lot 24	2.0	Yes	Same as Lot 24	No Change	Yes	Same as Lot 24	Yes
406	29	M1-2/R5B (LIC)	Residential	Yes	R (1.65) CF (2.0) C/M (3.0)**	0.55	Yes	M1-2/R6A (LIC)	No Change	Yes	R (3.6)* CF (3.0) C/M (4.0)**	Yes

		Existing Conditions						Proposed Conditions				
Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR**	**Built FAR**	**FAR Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR**	**Compliance**
		M2-1/R5D (LIC) (lot 29 extends into the M1-2/R5D district by less than one foot)			R (2.0) CF (2.0) C/M (3.0)**							
406	38	M1-2/R5B (LIC)	Commercial Vehicle Storage	N/A	R (1.65) CF (2.0) C/M (3.0)**	0	N/A	Same as Lot 29	3.95 (as part of Site B)	Yes	Same as Lot 29	Yes
406	40	M1-2/R5B (LIC)	Commercial (Hotel)	Yes	R (1.65) CF (2.0) C/M (3.0)**	4.98	No***	Same as Lot 29	No Change	No	Same as Lot 29	No
		M2-1/R5D (LIC)			R (2.0) CF (2.0) C/M (3.0)**							
Total # of Lots ****	**13**	M2-1/R5D (LIC)	**% of Conformance *****	**100%**		**% Compliant**	**92%**		**% of Conformance *****	**100%**	**% Compliant**	**92%**

*Assumes provision of affordable housing pursuant to the Mandatory Inclusionary Housing ("MIH") program.

**In the Dutch Kills Subdistrict, the maximum FAR is increased to 3.0 for M1-2/R5B and M1-2/R5D districts and 4.0 for M1-2/R6A districts provided that the additional floor area is limited to motion picture production studios and radio or television studios listed in UG 10A and uses listed in UGs 16A, 16D, 17A and 17B as set forth in ZR 123-22, except for automobile, motorcycle, trailer or boat sales, motorcycle or motor scooter rental establishments, poultry or rabbit killing establishments, riding academies, stables for horses and trade schools for adults (ZR 117-631).

*** The hotel was built as-of-right under the prior M1-3D zoning and was completed pursuant to a Board of Standards and Appeals resolution (317-12-A) that determined the owner's right to develop had vested prior to enactment of the Dutch Kills rezoning.

**** All Properties including development sites.

***** Undeveloped vehicle storage lots included as in conformance and compliance.