

Zoning Comparison Table

Zoning Requirement USE GROUPS Maximum FAR (Total) Residential Community Facility Commercial Manufacturing YARDS Front Yard Side Yard Rear Yard Rear Yard (Equivalent on Through Lot) Open Space Lot Coverage HEIGHT AND SETBACKS Maximum Height of Front Wall Maximum Building Height Sky Exposure Plane Setbacks from Narrow Streets Setbacks from Wide Streets Tower Regulations DENSITY PARKING AND LOADING Parking Loading	Permitted/Required					
	Existing M3-2		Proposed M1-4		Proposed C1-9	
	ZR Section #	M3-2	ZR Section #	M1-4	ZR Section #	C1-9
	42-12, 13, 14, & 15	6 thru 14 & 16 thru 18	42-11	3A*, 4A**, 5 thru 14 & 16	32-12, 13, 14, & 15	1, 2, 3, 4, 5 & 6
		2.00		6.50		10.00
	Not Permitted	0.00	Not Permitted	0.00	34-112	10.00 (R10 Equiv)
	Not Permitted	0.00	43-122	6.50	33-123	10.00
	43-12	2.00	43-12	2.00	33-122	2.00
	43-12	2.00	43-12	2.00	Not Permitted	0.00
	N/A		N/A	N/A	N/A	
	43-25	None	43-25	0 or 8 ft	33-25	None
	43-26	20 ft	43-26	20 ft	33-26	20 ft
	43-28	20 ft + 20 ft RYE	43-26	20 ft + 20 ft RYE	33-283	20 ft + 20 ft RYE
	N/A		N/A		23-142	22.0 OSR @ 14 HF
	N/A		N/A		23-145	80% Corner, 65% Interior (See Note 1)
	43-43	60 ft or 4 Stories Per Sky Exposure Plane	43-43	60 ft or 6 Stories Per Sky Exposure Plane	33-432	85 ft or 6 Stories Per Sky Exposure Plane
	N/A	5.6 Wide, 2.7 Narrow St	N/A	5.6 Wide, 2.7 Narrow St	N/A	5.6 Wide, 2.7 Narrow St
	43-43	20 ft	43-43	20 ft	33-432	20 ft
	43-43	15 ft	43-43	15 ft	33-432	15 ft
	N/A		43-43	Permitted for CF Use	33-453	Permitted for CF Use
	N/A		N/A		23-22	680 sf / DU (See Note 2)
	13-133	1/4000 sf	13-133	1/4000 sf	13-133	1/4000 sf
	44-52	Depends On Use	44-52	Depends On Use	36-62	Depends On Use

(Note 1) For housing developments within the Manhattan Core pursuant to the Quality Housing Program:

- 23-633 Maximum Base Height on Wide Street is 150 ft, and on a Narrow Street is 125 ft
- 23-633 Maximum Building Height on Wide Street is 210 ft, and on a Narrow Street is 185 ft
- 23-633 Setback from Streetwall on a Wide Street is 10 ft, and on a Narrow Street is 15 ft.
- 23-145 Lot Coverage for the Corner Lot portion is 100%, and for the through lot and interior lot portion is 70% (Note 2)

- 13-12 For Residential -Parking limited to 35% of the Dwelling Units or 200 spaces whichever is less
- 12-133 For Manufacturing, Commercial, or Community Facility parking limited to 1/4000 sf or 100 spaces whichever is less
- 13-134 For Multiple Use Developments parking limited to the total for each use or 225 spaces whichever is less.
- * Limited to certain museums
- ** Limited to ambulatory care facilities and houses of worship