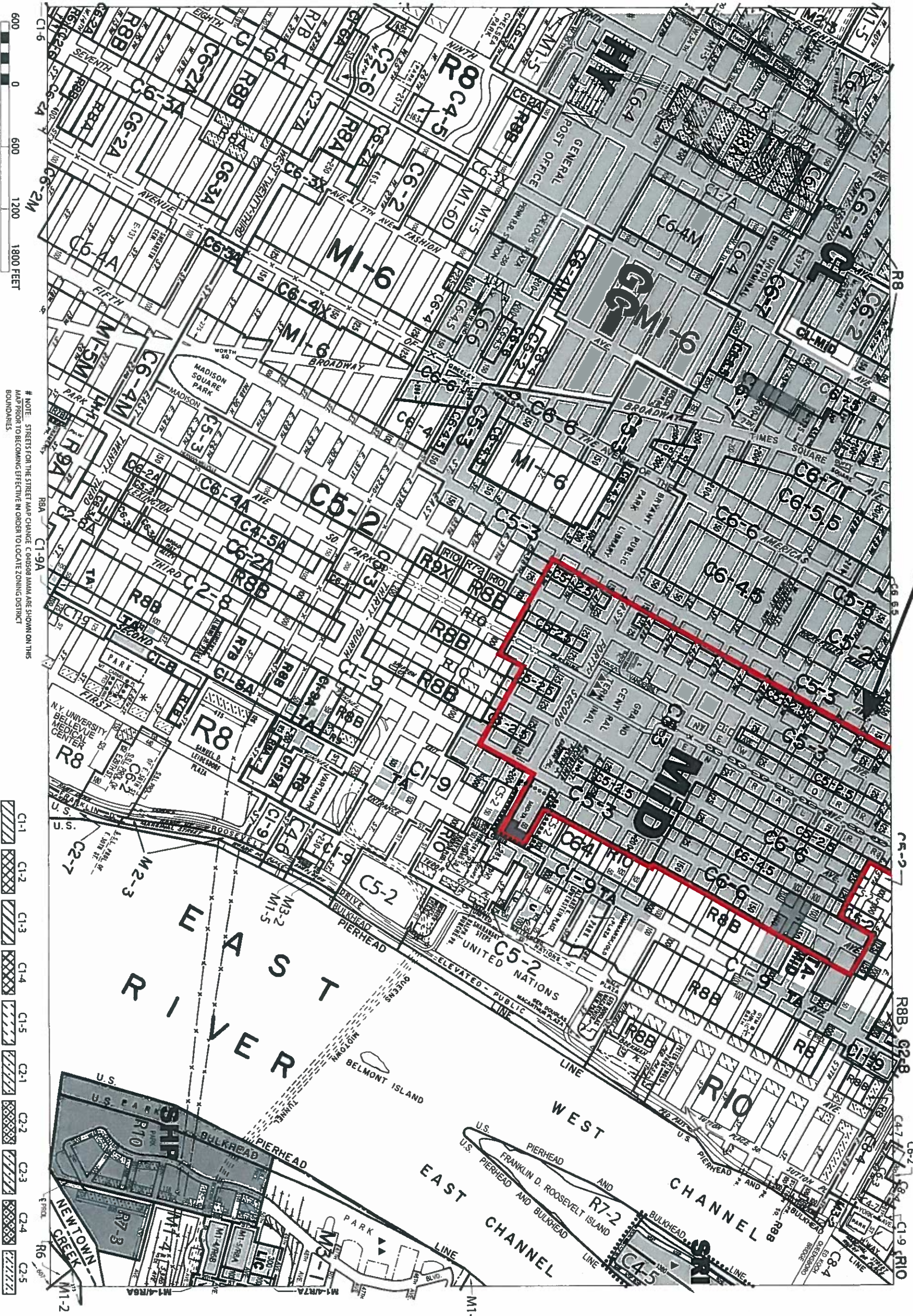


Proposed Project Area



NOTE: STREETS FOR THE STREET MAP CHANGE C CODES ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C1-6
- C1-7
- C1-8
- C1-9
- C1-10
- C1-11
- C1-12
- C1-13
- C1-14
- C1-15
- C1-16
- C1-17
- C1-18
- C1-19
- C1-20
- C1-21
- C1-22
- C1-23
- C1-24
- C1-25

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

Effective Date(s) of Rezoning:

- *10-30-2013 C 130235 ZMM
- 05-08-2013 C 130076 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):

- ▲▲▲ 10-01-2016 C 140440 MMM
- ▲▲ 04-11-2014 C 110253 MMO
- ▲ 10-12-2013 C 130007 MMM

MAP KEY

8a	8c	9a
8b	8d	9b
12a	12c	13a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

..... AREA(S) REZONED

Effective Date(s) of Rezoning:
06-26-2014 C 140181 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

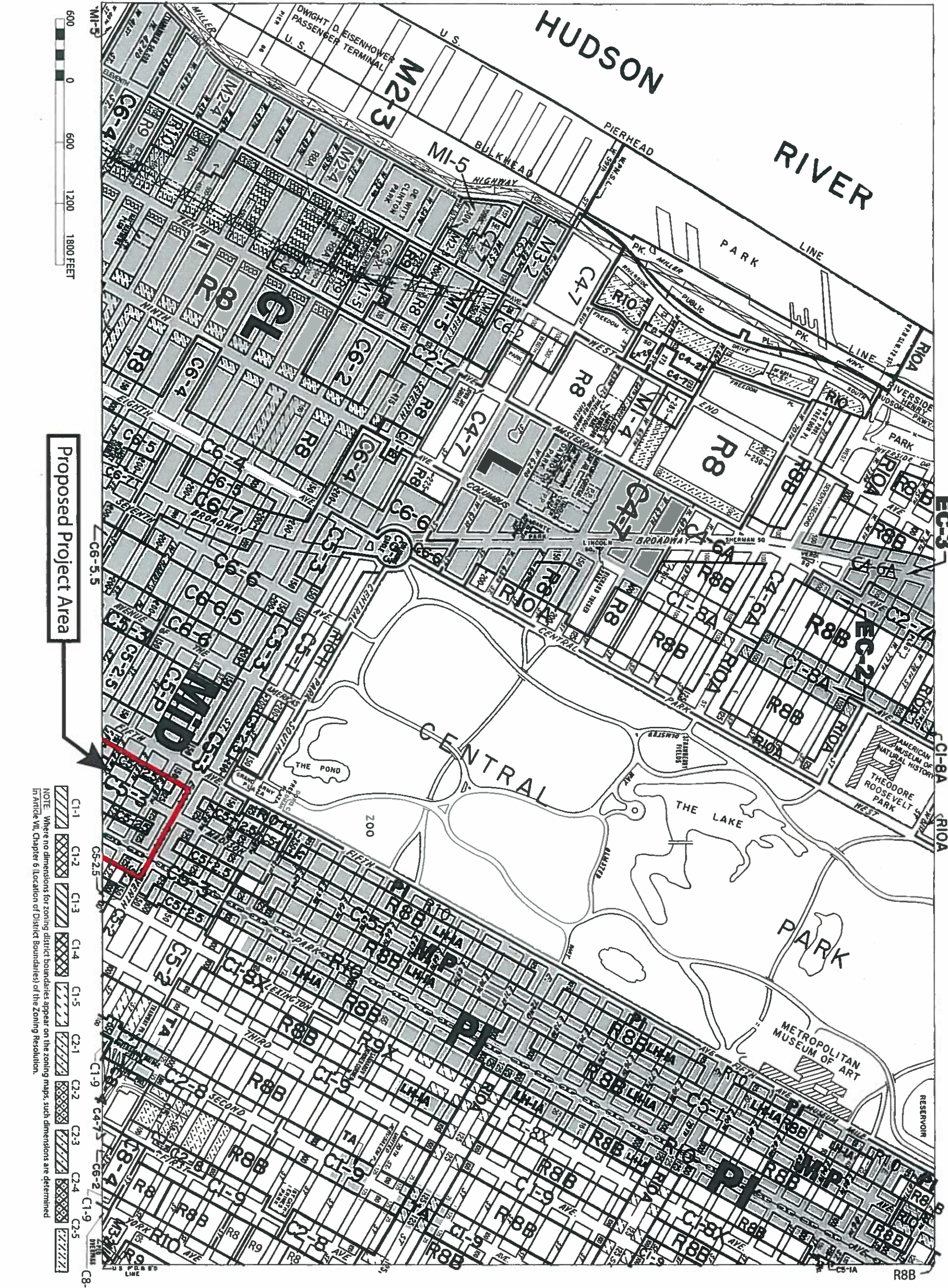
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

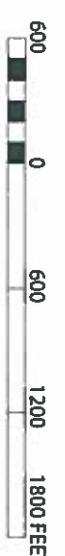
5d	6b
8a	8c
8b	8d
8d	9b

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Proposed Project Area

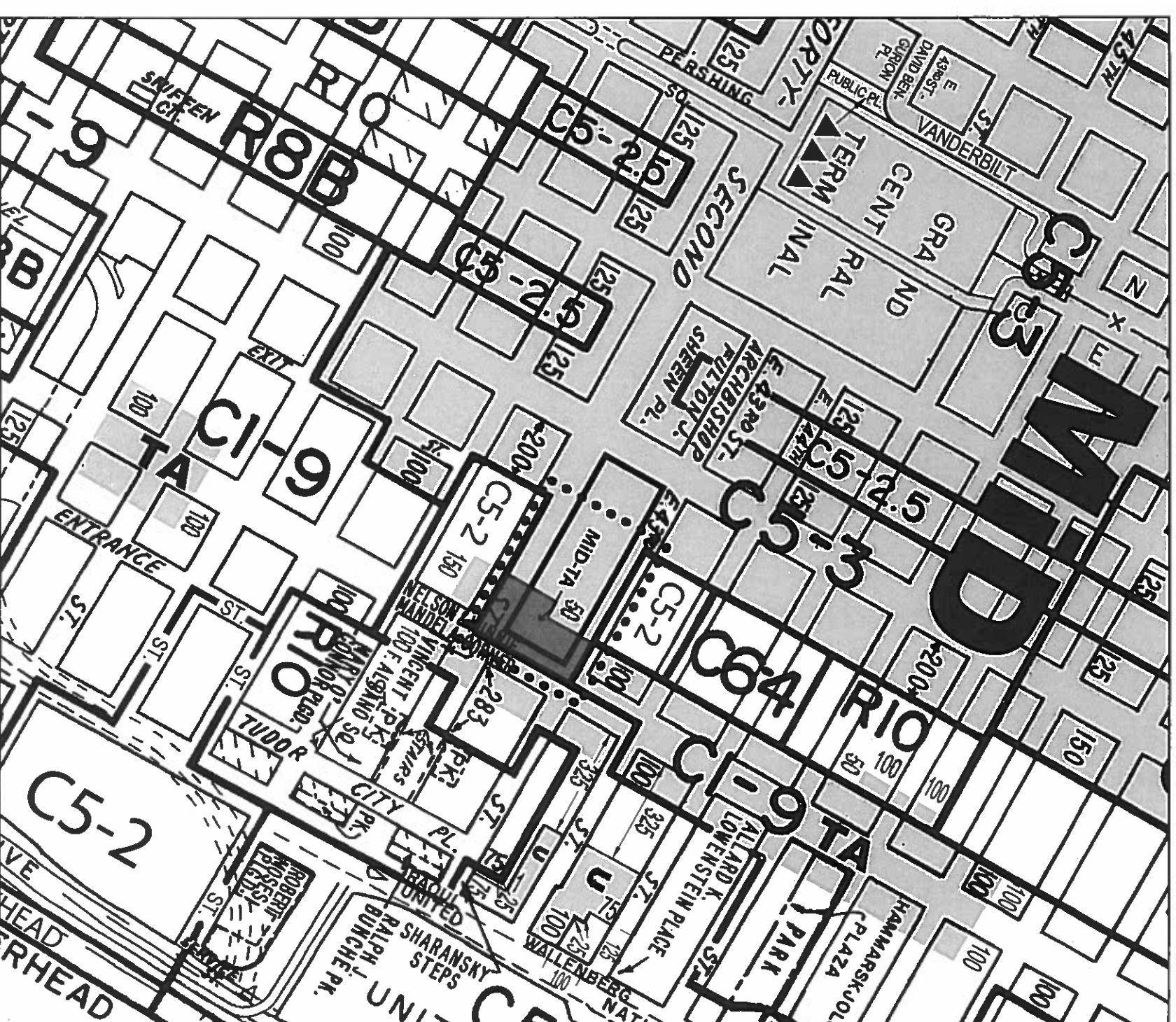
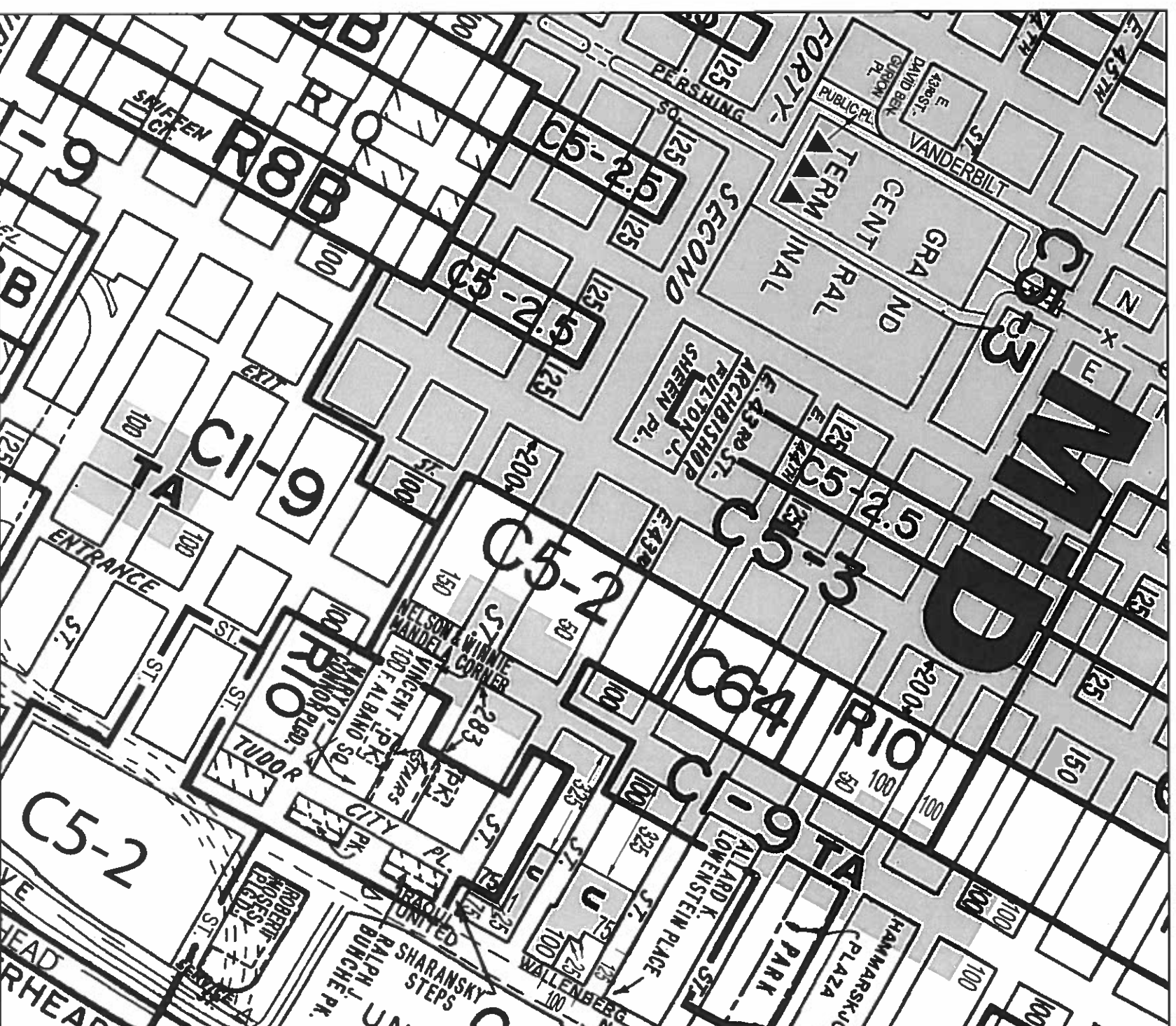


- Legend for zoning districts:
- C1-1
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- Q2-1
- Q2-2
- Q2-3
- Q2-4
- Q2-5



Zoning Change Map



Current Zoning Map

Proposed Zoning Map - C5-2 to C5-3 (MID) and C5-3 (MID/TA)

*Dotted line indicates area to be rezoned

Zoning Comparison Table		Permitted/Required				Proposed Zoning	
		Existing Zoning		Proposed Zoning			
	ZR Section #	C5-2 district	C5-2 district (TA)	ZR Section #	C5-3 district (MID: East Midtown Subdistrict)	C5-3 district (MID: East Midtown Subdistrict/TA)	
USE GROUPS	32-00	1-6, 8-11	Same	32-00	1-6, 8-11	Same	Same
Maximum FAR (Total)	23-10, 24-11	10.0, Bonusable up to 12.0	Same	81-211	15.0	Same	Same
Residential	23-153	10.0, Bonusable up to 12.0	Same	81-241	12.0	Same	Same
Community Facility	24-11	10.0, Bonusable up to 12.0	Same	81-211	15.0	Same	Same
Commercial	33-122	10.0, Bonusable up to 12.0	Same	81-211	15.0	Same	Same
Manufacturing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
YARDS							
Front Yard	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	33-25	None	Same	33-25	None	Same	Same
Rear Yard	33-26	20'	Same	33-26	20'	Same	Same
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	23-153	70 percent (interior lot)/100 percent (corner lot)	Same	23-153	70 percent (interior lot)/100 percent (corner lot)	Same	Same
HEIGHT AND SETBACKS							
Maximum Height of Front Wall	23-641	85'	Same	81-262 & 81-27	Daylight Compensation: Dependent upon width of street upon which building/street wall faces: 60' wide or less: 90' (in height); 75' or 80' wide: 120' (in height); 100' wide or more: 150' (in height). Daylight Evaluation: Dependent upon building design.	Same	Same
Maximum Building Height	23-641, 23-65	None	Same	81-263 & 81-27	Unlimited, dependent on building design	Same	Same
Sky Exposure Plane	23-641	5.6 to 1	Same	N/A	N/A	N/A	N/A
Setbacks from Narrow Streets	23-641	20'	Same	81-263(a) & 81-27	Daylight Compensation: 10' Daylight Evaluation: Dependent on design	Same	Same
Setbacks from Wide Streets	23-641	15'	Same	81-263(a) & 81-27	Daylight Compensation: 10' Daylight Evaluation: Dependent on design	Same	Same
DENSITY	23-22	680	Same	23-22	680	Same	Same
PARKING AND LOADING							
Parking: Residential	13-11	Permitted: 20% of DU's or 200 spaces	Same	13-11	Permitted: 20% of DU's or 200 spaces	Same	Same
Parking: Commercial	13-12	Permitted: 1 per 4,000 gsf	Same	13-12	Permitted: 1 per 4,000 gsf	Same	Same
Loading		36-62, as modified by 13-30 (where applicable)	Same	36-62, as modified by 13-30 and 81-312 and 81-44 (where applicable)	Dependent on use. Refer to table in ZR 36-62. For uses currently occupying proposed rezoning area: First 100,000 sq. ft. of floor area – 1 required berth; Each additional 300,000 sq. ft. of floor area or fraction thereof – 1 required berth.	Same	Same