

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-1/MW	N-1
Height	40 feet	40 feet
No. of Stories	3	3
Floor Area Ratio • Total • Total with IZ • Non Res Max • Pub School	• 1.0 • 1.2 • 1.0 • 1.8	• 1.0 • 1.2 • 1.0 • 1.8
Lot Occupancy Maximum • Residential • All Other	• 60 % • n/a	• 60 % • n/a
Rear Setback	20 feet	20 feet
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • 0 or 3"/1' ; 8' min • 0 or 2"/1' ; 6' min	• 8 feet • 8 feet • 0 or 2"/1' ; 6' min • 0 or 2"/1' ; 6' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	When provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	When provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30
Conditions	SpEx for lots $\geq$ 10,000 sf	SpEx for lots $\geq$ 10,000 sf

- Side setbacks for hotels to match those of apartment buildings/all other
- Courtyards are now proposed to be slightly smaller to reflect relationship with building code which together minimize the need for large requirements

SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-A/TK	N-2
Height - Residential IZ 14' clear ground floor - All others	55 feet 55 feet 50 feet	55 feet 55 feet 50 feet
Clear Ground Floor Height	14'	
Floor Area Ratio - Total - Total with IZ - Non Residential Max	2.5 3.0 1.5	2.5 3.0 1.5
Lot Occupancy Maximum - Residential - Residential IZ - All Other	60 % 75 % - n/a	60 % 75 % - n/a
Rear Setback	15 feet	15 feet
Side Setback - Detached House - Semi-detached House - Hotel - All Other	8 feet 8 feet - None required but when provided 3"/1' (8' min) - None required but when provided 2"/1' (6' min)	8 feet 8 feet - None required but when provided 2"/1' (6' min) - None required but when provided 2"/1' (6' min)
Front Setback	13' from curb line	
Court – Open - Nonresidential - Residential 3 or less units - Residential more than 3 units	None required but when provided: 3"/1', 12' min 4"/1'; 15' min 4"/1'; 15' min	None required but when provided: 2.5"/1'; 6' min - As required by Building Code 4"/1'; 10' min
Court – Closed - Nonresidential - Residential 3 or less units - Residential more than 3 units	When provided: 250 sf min area 350 sf min area 350 sf min area	When provided: 250 sf min area - As required by Building Code 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-A /CP	N-3
Height - Residential IZ - All others	45 feet 40 feet	45 feet 40 feet
Floor Area Ratio - Total - Total with IZ - Non Residential Max	2.0 2.4 1.0	2.0 2.4 1.0
Lot Occupancy Maximum - Residential - Residential IZ - All Other	60 % 75 % - n/a	60 % 75 % - n/a
Rear Setback	15 feet	15 feet
Side Setback - Detached House - Semi-det House - Hotel - All Other	8 feet 8 feet - None required but when provided 3"/1' (8' min) - None required but when provided 2"/1' (6' min)	8 feet 8 feet - None required but when provided 2"/1' (6' min) - None required but when provided 2"/1' (6' min)
Court – Open - Nonresidential - Residential 3 or less units - Residential more than 3 units	None required but when provided: 3"/1', 12' min 4"/1'; 15' min 4"/1'; 15' min	None required but when provided: 2.5"/1'; 6' min - As required by Building Code 4"/1'; 10' min
Court – Closed - Nonresidential - Residential 3 or less units - Residential more than 3 units	When provided: 250 sf min area 350 sf min area 350 sf min area	When provided: 250 sf min area - As required by Building Code 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-A /WP	N-4
Height • Residential IZ • All others	• 50 feet • 40 feet	• 50 feet • 40 feet
Floor Area Ratio • Total • Total with IZ • Non Residential Max	• 2.5 • 3.0 • 1.0	• 2.5 • 3.0 • 1.0
Lot Occupancy Maximum • Residential • Residential IZ • All Other	• 60 % • 75 % • n/a	• 60 % • 75 % • n/a
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but when provided 2"/1' (6' min)	• 8 feet • 8 feet • None required but when provided 2"/1' (6' min)
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-B /WP	N-5
Height	50 feet 55 feet with IZ	50 feet 55 feet with IZ
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 3.0 • 3.6 • 1.0	• 3.0 • 3.6 • 1.0
Lot Occupancy Maximum • Residential • All Other	• 80 % • n/a	• 80% • n/a
Rear Setback	15 feet	15 feet
Side Setback • Detached House • Semi-det House • All Other	• 8 feet • 8 feet • None required but when provided 2"/1' (6' min)	• 8 feet • 8 feet • None required but when provided 2"/1' (6' min)
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-3-A / ES	N-6
Height	45 feet	45 feet
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 3.0 • 3.0 • 2.5	• 3.0 • 3.0 • 2.5
Lot Occupancy Maximum • Residential • All Other	• 75 % • n/a	• 75 % • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but when provided 3"/1'; 8' min • None required but when provided 2"/1'; 6' min	• 8 feet • 8 feet • None required but when provided 2"/1'; 6' min • None required but when provided 2"/1'; 6' min
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-2-A /GA	N-7
Height - Residential IZ 14' clear ground floor - All others	55 feet 55 feet 50 feet	55 feet 55 feet 50 feet
Clear Ground Floor Height	14'	14'
Floor Area Ratio - Total - Total with IZ - Non Residential Max	2.5 3.0 1.5	2.5 3.0 1.5
Lot Occupancy Maximum - Residential - Residential with IZ - All Other	70 % 75 % - n/a	70 % 75 % - n/a
Rear Setback	15 feet	15 feet
Side Setback - Detached House - Semi-det House - Hotel - All Other	8 feet 8 feet - None required but when provided 3"/1' ; 8' min - None required but when provided 2"/1' ; 6' min	8 feet 8 feet - None required but when provided 2"/1' ; 6' min - None required but when provided 2"/1' ; 6' min
Street Wall	- Min 75% at street level shall be built to property line - Min 50% of surface area shall be devoted to entrances, window displays	- Min 75% at street level shall be built to property line - Min 50% of surface area shall be devoted to entrances, window displays
Court – Open - Nonresidential - Residential 3 or less units - Residential more than 3 units	None required but when provided: 3"/1', 12' min 4"/1'; 15' min 4"/1'; 15' min	None required but when provided: 2.5"/1'; 6' min - As required by Building Code 4"/1'; 10' min
Court – Closed - Nonresidential - Residential 3 or less units - Residential more than 3 units	None required but when provided: 250 sf min area 350 sf min area 350 sf min area	None required but when provided: 250 sf min area - As required by Building Code 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.30	0.30
Building Design	- Entrance every 40 feet - Entrance directly to sidewalk - Security grills ≥ 70% transparency - Min 65% ground level frontage of above grade parking structure shall be commercial space	- Entrance every 40 feet - Entrance directly to sidewalk - Security grills ≥ 70% transparency - Min 65% ground level frontage of above grade parking structure shall be commercial space

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SUMMARY COMPARISON EXISTING AND PROPOSED ZONING REGULATIONS

	Existing Regulation	PROPOSED Regulation
Zone Name	C-3-A / GA	N-8
Height • 14' clear ground floor • All others	• 70 feet • 65 feet	• 70 feet • 65 feet
Clear Ground Floor Height	14'	
Floor Area Ratio • Total • Total with IZ • Non Res Max	• 4.0 • 4.8 • 2.5	• 4.0 • 4.8 • 2.5
Lot Occupancy Maximum • Residential • Residential IZ • All Other	• 75 % • 80% • n/a	• 75% • 80% • n/a
Rear Setback	2.5"/1'; 12' min	12' min
Side Setback • Detached House • Semi-det House • Hotel • All Other	• 8 feet • 8 feet • None required but when provided 3"/1' ; 8' min • None required but when provided 2"/1' ; 6' min	• 8 feet • 8 feet • None required but when provided 2"/1' ; 6' min • None required but when provided 2"/1' ; 6' min
Street Wall	• Min 75% at street level shall be built to property line • Min 50% of surface area shall be devoted to entrances, window displays	• Min 75% at street level shall be built to property line • Min 50% of surface area shall be devoted to entrances, window displays
Court – Open • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 3"/1', 12' min • 4"/1'; 15' min • 4"/1'; 15' min	None required but when provided: • 2.5"/1'; 6' min • As Required by Building Code • 4"/1'; 10' min
Court – Closed • Nonresidential • Residential 3 or less units • Residential more than 3 units	None required but when provided: • 250 sf min area • 350 sf min area • 350 sf min area	None required but when provided: • 250 sf min area • As Required by Building Code • 350 sf min area
Roof Structures	18' 6"	18' 6"
Green Area Ratio	0.25	0.25
Building Design	• Entrance every 40 feet • Entrance directly to sidewalk • Security grills ≥ 70% transparency • Min 65% ground level frontage of above grade parking structure shall be commercial space	• Entrance every 40 feet • Entrance directly to sidewalk • Security grills ≥ 70% transparency • Min 65% ground level frontage of above grade parking structure shall be commercial space

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