

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

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

- Side setbacks for hotels to match those of apartment buildings/all other

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

- Side setbacks for hotels to match those of apartment buildings/all other

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

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

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

- Side setbacks for hotels to match those of apartment buildings/all other

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 $\geq$ 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 $\geq$ 70% transparency - Min 65% ground level frontage of above grade parking structure shall be commercial space

- Side setbacks for hotels to match those of apartment buildings/all other

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

- Side setbacks for hotels to match those of apartment buildings/all other