

161st Street / River Avenue Rezoning

Zoning Comparison Chart		Bulk Regulations										Parking Regulations	
		Community Facility	Commercial	Residential			All Applicable Uses					Commercial	Residential
				Standard Base FAR	Quality Housing	Inclusionary Housing	Sky Exposure Plane (SEP) ***	Quality Housing		Tower Rules			
		Max. FAR					Max. Front Wall Height	Base Height	Max. Building Height	Base Height	Max. Building Height	Min. Off-Street Parking	
EXISTING	R8	6.50	N/A	6.02	7.2 (Wide St.) 6.02 (Narrow St.)	N/A	85 ft. or 6 stories	60-85 ft.	120 ft.	N/A	N/A	N/A	40%
	C1-4 Overlay	*	2.00	*	*	*	*	*	*	*	*	1 per 1,000 sq. ft.	*
	C8-3	6.50	2.00	N/A **	N/A **	N/A **	60 ft. or 4 stories	N/A **	N/A **	N/A **	N/A **	1 per 1,000 sq. ft.	N/A **
	C4-6	10.00	3.40	10.00	10.00	N/A	N/A	125-150 ft. (Wide St.) 60-125 ft. (Narrow St.)	210 ft. (Wide St.) 185 ft. (Narrow St.)	60-85 ft.	none	none	40%
	R7-1	4.8	N/A	3.44	4.00	N/A	60 ft. or 6 stories	40-65 ft.	80 ft.	N/A	N/A	N/A	60%
	C2-4 Overlay	*	2.00	*	*	*	*	*	*	*	*	1 per 1,000 sq. ft.	*
PROPOSED	C6-2	6.50	6.00	6.02	7.2 (Wide St.) 6.02 (Narrow St.)	N/A	85 ft. or 6 stories	60-85 ft.	120 ft.	N/A	N/A	none	40%
	C6-3D +	9.00	9.00	9.00	N/A	7.52 (Base) 10.0 (With Bonus)	N/A	N/A	N/A	60-85 ft. [15-25 ft. (Along Elevated)]++	none	none	40%
	R8A	6.5	N/A	N/A	6.02	5.4 (Base) 7.2 (With Bonus)	N/A	60-85 ft.	120 ft.	N/A	N/A	N/A	40%
	C2-4 Overlay	*	2.00	*	*	*	*	*	*	*	*	1 per 1,000 sq. ft.	*

Notes:

* = Commercial overlays regulations follow underlying residential districts

** = C8-3 does not allow residential use

*** = Sky Exposure Plane (SEP) is a virtual sloping plane that begins at front wall height and rises over zoning lot at a specified ratio; there is no

+ = C6-3D is a new district created for the 161st Street / River Avenue study area

++ = C6-3D (R9D equiv.) along elevated train has an initial 15-25' base and an optional secondary base up to 85',

10/14/2008