

EAST VILLAGE AND LOWER EAST SIDE ZONING COMPARISON

	Existing R7-2	Proposed R7A	Proposed R7B	Proposed R8B	Existing C6-1	Proposed C4-4A	Proposed R8A	Proposed C6-2A
Maximum FAR (Residential)	3.44	4.0	3.0	4.0	3.44	4.0	7.2 (with inclusionary, from base 5.4)	7.2 (with inclusionary, from base 5.4)
Maximum FAR (Community Facility)	6.5	4.0	3.0	4.0	6.5	4.0	6.5	6.5
Maximum FAR (Commercial)	--	--	--	--	6.0	4.0	--	6.0
Maximum Building Height	None (Sky Exposure Plane)	80'	75'	75'	None (Sky Exposure Plane)	80'	120'	120'
Maximum Street Wall Height (if at the Street Line)	Not Required (but not to exceed 60', and not to exceed Sky Exposure Plane)	65' (40' minimum)	60' (40' minimum)	60' (55' minimum)	Not Required (but not to exceed 85', and not to exceed Sky Exposure Plane)	65' (40' minimum)	85' (60' minimum)	85' (60' minimum)
Off-Street Parking	None required	None required	None required	None required	None required	None required	None required	None required

Note: For public or publicly-assisted housing, off-street parking of between 12% and 15% of the dwelling units is required pursuant to Z.R. Section 13-42.