

**Zoning Comparison Chart**

	<b>Existing Zoning R3-2/C1-2</b>	<b>Proposed Zoning SG/R3-2/C1-2</b>
<b>Permitted Uses</b>	Use groups 1, 2, 3, 4, 5, 6	Use groups 1, 2, 3, 4, 5, 6
<b>Permitted FAR</b>	Residential - .6 Commercial - 1 Community Facility -1	Residential - .6 Commercial - 1 Community Facility -1
<b>Base height</b>	35 feet peak for mixed buildings 26 feet perimeter wall	35 feet peak for mixed buildings, 26 feet perimeter wall
<b>Tower Height</b>	NO TOWER	NO TOWER
	35 feet peak for mixed buildings, 26 feet perimeter wall.	35 feet peak for mixed buildings, 26 feet perimeter wall.
	30 feet or two stories for most commercial uses	30 feet or two stories for most commercial uses
	35 feet peak for mixed buildings, 26 feet perimeter wall.	35 feet peak for Commercial buildings, 26 feet perimeter wall.
	30 feet or two stories for most commercial uses	

	<b>Existing Zoning C4-2</b>	<b>Proposed Zoning SG/C4-2</b>
<b>Permitted Uses</b>	Use groups 1, 2, 3, 4, 5, 6, 8, 9, 10, 12	Use groups 1, 2, 3, 4, 5, 6, 8, 9, 10, 12
<b>Permitted FAR</b>	Residential narrow street - 2.2 Residential wide street - 3.0 Community Facility - 4.8 Commercial 3.4	3.4 for all uses  2.2 for lots under 10,000 sq. ft. on non-commercial streets
<b>Base height</b>	30 to 45 feet narrow street for residential	30 ft minimum, 60 ft maximum
	40 to 60 feet wide street for residential	Stuyvesant Place 30 ft minimum, 40 ft maximum
	60 feet then sky exposure plane for commercial and community facility	Bay Street 60 ft minimum, 85 ft maximum
<b>Tower Height</b>	55 feet on narrow street for residential buildings	200 feet
	70 feet on wide street for residential buildings	
	No height limit - sky exposure plane for commercial or community facility	

	<b>Existing Zoning C4-2 Waterfront Area</b>	<b>Proposed Zoning SG/C4-2 Waterfront Area</b>
<b>Permitted Uses</b>	Use groups 1, 2, 3, 4, 5, 6, 8, 9, 10, 12	Use groups 1, 2, 3, 4, 5, 6, 8, 9, 10, 12
<b>Permitted FAR</b>	Residential narrow street - 2.2 Residential wide street - 3.0 Community Facility - 4.8 Commercial - 3.4	3.4 for all uses  2.2 for lots under 10,000 sq. ft. on non-commercial streets
<b>Base height</b>	65 feet	65 feet
<b>Tower Height</b>	145 feet plus	145 feet