

ZONING...	DESCRIPTION	ZONING TEXT	ALLOWED/REQUIRED	PROPOSED	COMPLIANCE
32-10	USES PERMITTED AS-OFF-RIGHT	USE GROUP I - X			
32-121	USE GROUP II	THE FOLLOWING TABLE INCLUDES USES CLASSIFIED AS USE GROUP II AND SETS FORTH THEIR ALLOWANCES BY COMMERCIAL DISTRICT. NOTATIONS FOUND IN THE TABLE ARE FURTHER DESCRIBED IN SECTION 32-10 (USE ALLOWANCES). PERMITTED RESIDENTIAL USES IN C4 ALL OTHER TYPE OF RESIDENCES	II	II	COMPLIES
32-16	USE GROUP VI	RETAIL AND SERVICES	VI	VI	COMPLIES
32-101	USE GROUP VI	THE FOLLOWING TABLE INCLUDES USES CLASSIFIED AS USE GROUP VI AND SETS FORTH THEIR ALLOWANCES BY COMMERCIAL DISTRICT. NOTATIONS FOUND IN THE TABLE ARE FURTHER DESCRIBED IN SECTION 32-10 (USE ALLOWANCES). PERMITTED RETAIL TRADE ESTABLISHMENT IN C4 GENERAL MERCHANDISE RETAILERS (455) HEALTH AND PERSONAL CARE RETAILERS (456)	RETAIL ALLOWED	RETAIL PROPOSED	COMPLIES
33-04	STREET TREE PLANTING IN COMMERCIAL DISTRICTS	C1 C2 C3 C4 C5 C6 C7 C8 IN ALL DISTRICTS, AS INDICATED, ALL DEVELOPMENTS, OR ENLARGEMENTS THAT INCREASE THE FLOOR AREA ON A ZONING LOT BY 20 PERCENT OR MORE, SHALL PROVIDE STREET TREES IN ACCORDANCE WITH SECTION 26-41 (STREET TREE PLANTING).	REFER TO SECTION 26-41 FOR STREET TREE PLANTING REQUIREMENTS		
26-41	STREET TREE PLANTING	IN ACCORDANCE WITH APPLICABILITY REQUIREMENTS OF UNDERLYING DISTRICT REGULATIONS, ONE STREET TREE, PRE-EXISTING OR NEWLY PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF STREET FRONTAGE OF THE ZONING LOT. FRACTIONS EQUAL TO OR GREATER THAN ONE-HALF RESULTING FROM THIS CALCULATOR SHALL BE CONSIDERED TO BE ONE TREE.	1 PER 25' ZONING LOT STREET FRONTAGE LOTS: 28, 34, 39, 40, 41) 403.67' / 25'-0" = 16.14=16 TREES	1 EXISTING TREE. REFER TO TREE FUND PAYMENT FORM FOR ADDITIONAL 15 TREES.	COMPLIES
34-00	APPLICABILITY OF THIS CHAPTER	THE BULK REGULATION OF THIS CHAPTER APPLY TO ANY ZONING LOT CONTAINING ONLY RESIDENTIAL BUILDINGS IN ANY COMMERCIAL DISTRICT IN WHICH SUCH BUILDINGS ARE PERMITTED.			
34-11	GENERAL PROVISIONS	C1 C2 C3 C4 C5 C6 IN THE DISTRICTS INDICATED, THE BULK REGULATIONS OF ARTICLE II, CHAPTER 3, SHALL APPLY TO ALL RESIDENTIAL BUILDINGS IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION	APPLICABLE RESIDENTIAL EQUIVALENT FOR C4-C5 R6	PROPOSED R6	COMPLIES
34-112	RESIDENTIAL BULK REGULATIONS IN OTHER C1 OR C2 DISTRICTS OR IN C3, C4, C5 OR C6 DISTRICTS	C1-C6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 IN THE DISTRICTS INDICATED, THE APPLICABLE BULK REGULATIONS ARE THE BULK REGULATIONS FOR THE RESIDENTIAL EQUIVALENT OF THE COMMERCIAL DISTRICT AS SET FORTH IN THE FOLLOWING TABLE: DISTRICTS: C4-C5 OR C6 DISTRICTS APPLICABLE RESIDENTIAL EQUIVALENT R6 C4-C5 OR C6 DISTRICTS APPLICABLE RESIDENTIAL EQUIVALENT R6			
23-22	FLOOR AREA REGULATIONS FOR R6 THROUGH R12 DISTRICTS	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, THE MAXIMUM RESIDENTIAL FLOOR AREA RATIO SHALL BE AS SET FORTH IN THE FOLLOWING TABLE. SEPARATE MAXIMUM RESIDENTIAL FLOOR AREA RATIOS ARE SET FORTH FOR ZONING LOTS CONTAINING STANDARD RESIDENCES AND ZONING LOTS CONTAINING QUALIFYING AFFORDABLE HOUSING OR QUALIFYING SENIOR HOUSING. DISTRICT: R6A R6-R6-1 R7B STANDARD RESIDENCES 3.00 QUALIFYING AFFORDABLE HOUSING 3.90	3.0 ALLOWED	2.97 PROPOSED, 2.001 REFER	COMPLIES
23-23	SPECIAL FLOOR AREA PROVISIONS FOR MULTI-FAMILY BUILDINGS	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, FOR BUILDINGS CONTAINING MULTIPLE DWELLING RESIDENCES, FLOOR SPACE ALLOCATED TO BUILDING AMENITIES, CORRIDORS, REFUSE STORAGE OR DISPOSAL, OR ACCESS TO ELEVATED GROUND FLOOR DWELLING UNITS MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA PURSUANT TO SECTION 12-10, PROVIDED THAT THE PROVISIONS OF THIS SECTION, INCLUDING, ARE MET. SUCH PROVISIONS MAY BE APPLIED TO BUILDINGS DEVELOPED AFTER DECEMBER 5, 2024, AND TO EXISTING BUILDINGS WHERE, AFTER DECEMBER 5, 2024, AN ENLARGEMENT, EXTENSION, CONVERSION OR OTHER ALTERATION RESULTS IN NEWLY CREATED OR ALTERED FLOOR SPACE THAT CONFORMS WITH SUCH SPECIFIC PROVISIONS OF THIS SECTION, INCLUSIVE.			
23-232	FLOOR AREA PROVISIONS FOR CORRIDORS	FLOOR SPACE IN A BUILDING ALLOCATED TO CORRIDORS MAY BE EXEMPTED FROM FLOOR AREA PURSUANT TO THE PROVISIONS OF PARAGRAPHS (A) OR (B) OF THIS SECTION. SUCH PROVISIONS MAY BE APPLIED INDIVIDUALLY OR IN COMBINATION. (A) CORRIDORS TERMINATING FIFTY PERCENT OF THE FLOOR SPACE OF A CORRIDOR MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA WHERE ONE OF THE FOLLOWING CRITERIA ARE MET: 1. THE CORRIDOR PROVIDES DIRECT ACCESS TO OUTDOOR SPACE ON A BALCONY OR TERRACE ON THE SAME STORY THAT IS ACCESSIBLE TO RESIDENTS OF THE STORY; 2. THE CORRIDOR HAS DAYLIGHTING THROUGH WINDOWS WITH A GLAZED AREA OF AT LEAST 20 SQUARE FEET, AND SUCH WINDOWS ARE LOCATED: (i) DIRECTLY WITHIN THE CORRIDOR; (ii) IN THE ENCLOSING WALLS OF A STAIRWELL ALONG SUCH CORRIDOR, AND ACCESS TO SUCH STAIRWELL FROM THE CORRIDOR IS PROVIDED THROUGH AN ENTRY DOOR ASSEMBLY WITH A MINIMUM GLAZED AREA OF AT LEAST 16 SQUARE FEET; OR (iii) WITHIN COMMON SPACE ALONG SUCH CORRIDOR THAT ACCESSIBLE TO RESIDENTS OF THE STORY; OR 3. THE CORRIDOR TERMINATES WITH A DWELLING UNIT THAT CONTAINS AT LEAST THREE BEDROOMS.	AS INDICATED ON DWG 2-100 TO 2-105, LENGTH OF CORRIDOR FROM VERTICAL CORE TO FURTHEST DWELLING UNIT < 100 LINEAR FEET, 50 PERCENT FLOOR SPACE OF CORRIDOR EXEMPTED FROM FLOOR AREA	50 PERCENT FLOOR SPACE OF CORRIDOR EXEMPTED FROM FLOOR AREA	COMPLIES
23-233	FLOOR AREA PROVISIONS FOR REFUSE STORAGE AND DISPOSAL	FLOOR SPACE IN A BUILDING ALLOCATED TO REFUSE STORAGE AND DISPOSAL MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA IN AN AMOUNT NOT TO EXCEED A MAXIMUM OF THREE SQUARE FEET PER DWELLING UNIT IN THE BUILDING.	99 UNITS X 3 SF = 297 SF TOTAL OF 297 SF FLOOR SPACE IN A BUILDING ALLOCATED TO REFUSE STORAGE AND DISPOSAL MAY BE EXEMPTED FROM FLOOR AREA	24.6 SF PER FLOOR= 295.2 SF PROPOSED. REFER TO DRAWINGS 2-100-C-105	COMPLIES
23-234	ELEVATED GROUND FLOOR UNITS	FOR BUILDINGS WITH ENTRANCES AT CURB LEVEL THAT ACCOMMODATE RAMPS, STAIRS OR LIFTS TO DWELLING UNITS THAT ARE ELEVATED ABOVE CURB LEVEL ON THE FIRST STORY OF THE BUILDING, UP TO 100 SQUARE FEET OF SUCH ENTRANCES MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR EACH FOOT OF DIFFERENCE BETWEEN THE FLOOR LEVEL OF SUCH DWELLING UNITS AND CURB LEVEL. HOWEVER, NO MORE THAN A MAXIMUM OF 500 SQUARE FEET OF FLOOR SPACE MAY BE EXEMPTED FROM THE DEFINITION OF FLOOR AREA FOR EACH BUILDING.	SFT ABOVE CURB LEVEL - 5 X 100 SF = 500 SF MAX ALLOWED	147.58 SF EXEMPTED, SEE 2-100	COMPLIES
12-10	DEFINITIONS	FLOOR SPACE WITHIN A FULLY ELECTRIFIED BUILDING OR AN ULTRA LOW ENERGY BUILDING, OF AN AMOUNT EQUIVALENT TO FIVE PERCENT OF THE FLOOR AREA LOCATED WITHIN SUCH BUILDING, AND EXCLUSIVE OF ANY FLOOR SPACE OTHERWISE EXCLUDED FROM FLOOR AREA, THIS BUILDING WILL BE AN ULTRA LOW ENERGY BUILDING**	PROPOSED ZFA = 74,430 SF U.L.E.B 5% = 74,430 x 5% = 4,030 SF TOTAL ZFA = 70,400 SF	71,245 SF ALLOWED 70,400 SF PROPOSED	COMPLIES
23-322	FRONT YARD REQUIREMENTS FOR R6 THROUGH R12 DISTRICTS	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, NO FRONT YARD REQUIREMENTS SHALL APPLY	NO FRONT YARD REQUIRED	NO FRONT YARD PROVIDED	COMPLIES
23-335	SIDE YARD REQUIREMENTS FOR R6 THROUGH R12 DISTRICTS	R6 R7 R8 R9 R10 R11 R12 (B) ALL OTHER BUILDINGS IN THE DISTRICTS INDICATED, FOR ZONING LOTS CONTAINING ALL OTHER TYPES OF RESIDENCES, NO SIDE YARDS SHALL BE REQUIRED; HOWEVER, IF ANY OPEN AREA EXTENDING ALONG A SIDE LOT LINE IS PROVIDED AT ANY LEVEL, IT SHALL HAVE A MINIMUM WIDTH OF FIVE FEET, MEASURED PERPENDICULAR TO THE SIDE LOT LINE. THE ALLOWANCES FOR PERMITTED OBSTRUCTIONS IN ANY YARD OR REAR YARD EQUIVALENT SET FORTH IN SECTIONS 23-311 AND 23-312 SHALL BE PERMITTED IN SUCH OPEN AREAS.	NO SIDE YARD REQUIRED	NO SIDE YARD PROVIDED	COMPLIES
23-342	REAR YARD REQUIREMENTS	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN ALL DISTRICTS, REAR YARD SHALL BE PROVIDED ON INTERIOR LOTS IN ACCORDANCE WITH THIS SECTION, EXCEPT AS OTHERWISE PROVIDED PURSUANT TO THE PROVISIONS OF SECTION 23-34, INCLUSIVE. (A) STANDARD LOTS IN THE DISTRICTS INDICATED, A REAR YARD SHALL BE PROVIDED AS FOLLOWS: 1. FOR DETACHED AND ZERO LOT LINE BUILDINGS, FOR BUILDINGS OR PORTIONS THEREOF AT OR BELOW A HEIGHT...			
23-40	HEIGHT AND SETBACK REGULATIONS	(B) SHALLOW LOTS IN THE DISTRICTS INDICATED, THE PROVISIONS OF THIS SECTION MAY BE MODIFIED WHERE AN INTERIOR LOT IS LESS THAN 95 FEET DEEP AT ANY POINT, AND THE SHALLOW LOT CONDITION WAS IN EXISTENCE ON DECEMBER 15, 1961, AND, SUBSEQUENTLY, SUCH SHALLOW LOT CONDITION HAS NOT INCREASED NOR DECREASED IN DEPTH. FOR SUCH SHALLOW INTERIOR LOTS, OR PORTIONS THEREOF, THE DEPTH OF A REQUIRED REAR YARD SET FORTH FOR STANDARD LOTS MAY BE REDUCED BY SIX INCHES FOR EACH FOOT BY WHICH THE DEPTH OF A ZONING LOT, OR PORTION THEREOF, IS LESS THAN 95 FEET. HOWEVER, IN NO EVENT SHALL THE MINIMUM DEPTH OF A REQUIRED YARD, OR PORTION THEREOF, BE REDUCED TO LESS THAN 10 FEET.	REAR YARD PER SHALLOW LOT REQUIRED.	REAR YARD SETBACK AT THE WEST PROPERTY LINE = 24'-5" REAR YARD SETBACK AT THE EAST PROPERTY LINE = 26'-4.5" REFER TO 2-00 ARCHITECTURAL SITE PLAN	COMPLIES
23-41	PERMITTED OBSTRUCTIONS	IN ALL RESIDENCE DISTRICTS, THE FOLLOWING OBSTRUCTIONS SHALL BE PERMITTED TO PENETRATE A MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE. (F) PARAPETS, BALUNGS, OR SAFETY GUARDS, WHETHER APPLIED SINGLY, OR IN COMBINATION, PROVIDED THAT: 1. PARAPETS SHALL NOT EXCEED FOUR FEET IN HEIGHT; 2. BALUNGS SHALL NOT EXCEED 4 FEET, 6 INCHES IN HEIGHT, AND SHALL BE AT LEAST 50 PERCENT OPEN FOR THE PORTION THAT EXCEEDS FOUR FEET IN HEIGHT; AND (H) FOR A BUILDING THAT HAS ADDED ROOF THICKNESS PURSUANT TO THIS PARAGRAPH, THE HEIGHT OF ANY OTHER PERMITTED OBSTRUCTION MAY BE MEASURED FROM THE FINISHED LEVEL OF THE ROOF INSTEAD OF THE MAXIMUM HEIGHT LIMIT OR SKY EXPOSURE PLANE;	4'-0" PARAPETS PERMITTED OBSTRUCTION	7TH FLOOR PARAPETS PROJECT 2'-0" PAST THE MAXIMUM BASE HEIGHT. 4'-0" ROOF PARAPETS PROJECT PAST THE MAXIMUM BUILDING HEIGHT 4'-0"	COMPLIES
23-413	PERMITTED OBSTRUCTIONS IN CERTAIN DISTRICTS	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, FOR BUILDINGS OTHER THAN THOSE SUBJECT TO THE PROVISIONS SET FORTH IN SECTION 23-421, FOR THOSE BUILDINGS SUBJECT TO ANY HEIGHT AND SETBACK REGULATIONS, THE FOLLOWING RULES SHALL APPLY WITHIN A REQUIRED FRONT SETBACK DISTANCE ABOVE A MAXIMUM BASE HEIGHT: 1. DORMERS SHALL BE ALLOWED AS A PERMITTED OBSTRUCTION, PROVIDED THAT ON ANY STREET FRONTAGE, EITHER ONE OF THE FOLLOWING METHODS IS APPLIED: (a) THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 40 PERCENT OF THE WIDTH OF THE STREET WALL OF THE HIGHEST STORY ENTIRELY BELOW THE MAXIMUM BASE HEIGHT. SUCH DORMERS NEED NOT DECREASE IN WIDTH AS THE HEIGHT ABOVE THE MAXIMUM BASE HEIGHT INCREASES.	108'-5" STREET WALL X 40% = 43'-4"	21'-0" EA. DORMER = 43'-4" TOTAL DORMER WIDTH 43'-4" + 43'-4"	COMPLIES

23-43	HEIGHT AND SETBACK REQUIREMENTS IN R6 THROUGH R12 DISTRICTS	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, THE STREET WALL LOCATION OF A BUILDING SHALL BE AS SET FORTH IN SECTION 23-431. THE HEIGHT AND SETBACK REGULATIONS OF A BUILDING OR OTHER STRUCTURE SHALL BE AS SET FORTH IN SECTION 23-432, AND STANDARD SETBACK PROVISIONS SHALL BE AS SET FORTH IN SECTION 23-433. THE MAXIMUM HEIGHTS SET FORTH IN SECTION 23-432 MAY BE MODIFIED FOR ZONING LOTS MEETING CERTAIN CRITERIA, IN ACCORDANCE WITH SECTION 23-434, OR WHERE TOWERS ARE PERMITTED IN ACCORDANCE WITH SECTION 23-435. ADDITIONAL HEIGHT AND SETBACK PROVISIONS ARE SET FORTH IN SECTION 23-436 AND SECTION 23-44, INCLUSIVE.						
23-431	STREET WALL LOCATION REQUIREMENTS	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, THE APPLICABLE STREET WALL LOCATION PROVISIONS OF THIS SECTION SHALL APPLY. SUCH PROVISIONS SHALL APPLY TO THE PORTION OF A STREET WALL LOCATED BELOW THE MAXIMUM BASE HEIGHT AND BEFORE THE REQUIRED SETBACK AS SET FORTH IN SECTION 23-432. (B) PERCENTAGE-BASED RULES FOR ALL THE BUILDINGS THAT ARE NOT SUBJECT TO THE PROVISIONS OF PARAGRAPH (A), THE FOLLOWING SHALL APPLY: ALONG WIDE STREETS, AT LEAST 70 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS SHALL BE LOCATED WITHIN EIGHT FEET OF THE STREET LINE AND EXTEND TO AT LEAST THE MINIMUM BASE HEIGHT SPECIFIED IN SECTION 23-432, OR THE HEIGHT OF THE BUILDING, WHICHEVER IS LESS, UP TO 30 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS MAY BE RECESSED BEYOND EIGHT FEET OF THE STREET LINE, PROVIDED THAT ANY SUCH RECESSES DEEPER THAN 10 FEET ALONG A WIDE STREET OR 15 FEET ALONG A NARROW STREET ARE LOCATED WITHIN AN OUTER COURT.		70 PERCENT OF STREET WALL WITHIN 8FT OF STREET LINE ON WIDER STREET	100 PERCENT OF STREET WALL IS WITHIN 8FT OF STREET LINE REFER 5/2-002.00	COMPLIES		
23-432	HEIGHT AND SETBACK REQUIREMENTS	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, THE MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT SHALL BE AS SET FORTH IN THE FOLLOWING TABLE. SEPARATE MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS ARE SET FORTH FOR ZONING LOTS CONTAINING STANDARD RESIDENCES AND ZONING LOTS CONTAINING QUALIFYING AFFORDABLE HOUSING OR QUALIFYING SENIOR HOUSING. DISTRICT: R6A R6-R6-1 MIN BASE HEIGHT 40 FT MAX BASE HEIGHT 65 FT		MIN BASE HEIGHT 40FT AND MAX BASE HEIGHT 65FT	BASE HEIGHT OF XFT PROVIDED REFER SECTION ON A-510.00	COMPLIES		
23-433	STANDARD SETBACK REGULATIONS	R6 R7 R8 R9 R10 R11 R12 70 PERCENT OF STREET WALL WITHIN 8FT OF STREET LINE ON WIDER STREET AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT OR HIGHER THAN THE MAXIMUM BASE HEIGHT SPECIFIED FOR THE APPLICABLE DISTRICT, A SETBACK WITH A DEPTH OF AT LEAST 10 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A WIDE STREET, AND A SETBACK WITH A DEPTH OF AT LEAST 15 FEET SHALL BE PROVIDED FROM ANY STREET WALL FRONTING ON A NARROW STREET.		10 FT SETBACK REQUIRED ON WIDE STREET	10 FEET PROVIDED 2-002.00 REFER	COMPLIES		
23-434	HEIGHT AND SETBACK MODIFICATIONS FOR ELIGIBLE SITES	R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, WITHOUT A LETTER SUFFIX, FOR ZONING LOTS THAT MEET THE CRITERIA OF PARAGRAPH (A) OF THIS SECTION, THE HEIGHT AND SETBACK MODIFICATIONS SET FORTH IN PARAGRAPH (B) MAY BE APPLIED: (A) ELIGIBLE SITES (1) ZONING LOTS THAT HAVE A LOT AREA OF AT LEAST 20,000 SQUARE FEET OR OCCUPY AN ENTIRE BLOCK. (2) MODIFIED HEIGHT AND SETBACK REQUIREMENTS DISTRICT: R6 R6-1 MAX HEIGHT OF BUILDING (IN FT) 125		R6 = 125' MAX HEIGHT	125 FEET PROVIDED REFER A-510.00	COMPLIES		
23-50	DENSITY REGULATIONS	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, FOR BUILDINGS CONTAINING MULTIPLE DWELLING RESIDENCES, THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED SHALL BE DETERMINED BY DIVIDING THE MAXIMUM RESIDENTIAL FLOOR AREA PERMITTED ON THE ZONING LOT BY THE APPLICABLE DWELLING UNIT FACTOR. THE APPLICABLE DWELLING UNIT FACTOR SHALL BE AS FOLLOWS: (B) FOR ALL OTHER TYPES OF MULTIPLE DWELLING RESIDENCES, THE APPLICABLE DWELLING UNIT FACTOR SHALL BE 680. FRACTIONS EQUAL TO OR GREATER THAN THREE-QUARTERS RESULTING FROM THIS CALCULATION SHALL BE CONSIDERED TO BE ONE DWELLING UNIT.			RESIDENTIAL FACTOR FOR MAXIMUM NUMBER OF DWELLING UNITS = 680	EXIST. DWELLING UNITS LOT 39 = 3 UNITS LOT 1004-1004 = 3 UNITS LOT 41 = 3 UNITS PROPOSED DWELLING UNITS LOT 34 = 99 TOTAL ZONING LOT DWELLING UNITS = 108 108-121	COMPLIES	
23-51	APPLICABILITY							
23-42	BALCONIES	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, BALCONIES MAY PROJECT INTO OR OVER ANY OPEN AREAS NOT OCCUPIED BY BUILDINGS AT THAT PARTICULAR LEVEL, PROVIDED THAT: (A) WITHIN ANY YARDS, COURTS, OR OTHER REQUIRED OPEN AREAS, SUCH BALCONY SHALL: (1) NOT PROJECT BE MORE THAN ONE THIRD OF THE DEPTH OF SUCH AREAS SPECIFIED ABOVE, OR A DISTANCE GREATER THAN SEVEN FEET, WHICHEVER IS LESS, AS MEASURED FROM THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS; (2) NOT COVER MORE THAN 20 PERCENT OF ANY OPEN AREA REQUIRED PURSUANT TO SECTION 23-30, INCLUSIVE, OR ANY OUTDOOR RECREATION SPACE PROVIDED PURSUANT TO SECTION 23-63; AND (3) HAVE AN AGGREGATE WIDTH, AT THE LEVEL OF ANY STORY, NOT EXCEEDING 50 PERCENT OF THE WIDTH AT THAT LEVEL OF THE PLANE SURFACE OF THE BUILDING WALL FROM WHICH IT PROJECTS.		DEPTH OF BALCONY 1/3 OF REAR YARD OR 7FT WHICHEVER IS LESS	5'-0/2" < 1/3 OF REAR YARD OR 7'-0". REFER 6/2-002	COMPLIES		
36-30	REQUIRED OFF-STREET PARKING FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS	C1 C2 C3 C4 C5 C6 IN THE DISTRICTS INDICATED, ACCESSORY OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR RESIDENCES IN ACCORDANCE WITH THE REGULATIONS OF THE RESIDENCE DISTRICT SUCH COMMERCIAL DISTRICT IS MAPPED WITHIN, OR HAS A RESIDENTIAL EQUIVALENT OF, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 25-20, INCLUSIVE.						
25-20	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES - GENERAL PROVISIONS	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12 IN THE DISTRICTS INDICATED, WITHIN THE INNER TRANSIT ZONE, NO ACCESSORY OFF-STREET PARKING SPACES SHALL BE REQUIRED FOR DWELLING UNITS OR ROOMING UNITS FOR WHICH A TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS ISSUED AFTER DECEMBER 5, 2024.			PARCEL IS LOCATED WITHIN THE "INNER TRANSIT ZONE" PER APPENDIX "I" MAP. NO PARKING REQUIRED	NONE	COMPLIES	
12-10	DEFINITIONS	THE FLOOR AREA OF A BUILDING SHALL NOT INCLUDE: (1) CELLAR SPACE, EXCEPT WHERE SUCH SPACE IS USED FOR DWELLING PURPOSES. CELLAR SPACE USED FOR RETAILING SHALL BE INCLUDED FOR THE PURPOSE OF CALCULATING REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING SPACES, ACCESSORY BICYCLE PARKING SPACES AND ACCESSORY OFF-STREET LOADING BERTHS;			THE CELLAR SPACE USED FOR RETAILING			
36-20	REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES	C1 C2 C3 C4 C5 C6 C7 C8 IN ALL DISTRICTS, AS INDICATED, ACCESSORY OFF-STREET PARKING SPACES, OPEN OR ENCLOSED, SHALL BE PROVIDED IN CONFORMITY WITH THE REQUIREMENTS SET FORTH IN THE TABLE IN THIS SECTION FOR ALL DEVELOPMENTS AFTER DECEMBER 15, 2061, FOR THE COMMERCIAL OR COMMUNITY FACILITY USES LISTED IN THE TABLE. PARKING REQUIREMENT CATEGORY: PRC-A (A2) 1 PER 400 SF			1 PER 400 SF OF RETAIL SPACE REQUIRED	2,255 SF RETAIL SPACE IN CELLAR / 400 SF = 5.6 = 6 REQUIRED. REFER 36-231 PARKING WAIVER		
36-23	WAIVER OF REQUIREMENTS FOR SPACES BELOW MINIMUM NUMBER	C1 C2 C3 C4 C5 C6 C7 C8 IN ALL DISTRICTS, AS INDICATED, THE REQUIREMENTS FOR ACCESSORY OFF-STREET PARKING SPACES SHALL BE SUBJECT TO THE WAIVER PROVISIONS OF THIS SECTION.						
	REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS ENLARGEMENTS OR CHANGES OF USE	LOADING REQUIREMENT CATEGORY: C4-3 District LEC-B FIRST 8,000 SQ. FT. - NONE NEXT 11,000 SQ. FT. - 1 NEXT 15,000 SQ. FT. - 1 NEXT 20,000 SQ. FT. - 1 NEXT 25,000 SQ. FT. - 1			<8,000 ZFA=	NONE	PROPOSED COMMERCIAL FLOOR AREA X SF = 8000 SF = NONE PROVIDED	COMPLIES
36-711	ENCLOSED BICYCLE PARKING SPACES	C1 C2 C3 C4 C5 C6 C7 C8 IN ALL DISTRICTS, AS INDICATED, ENCLOSED ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED FOR AT LEAST THAT AMOUNT SPECIFIED FOR THE APPLICABLE USE SET FORTH IN THE TABLE IN THIS SECTION. FOR THE PURPOSES OF CALCULATING THE NUMBER OF REQUIRED BICYCLE PARKING SPACES, ANY FRACTION OF A SPACE 50 PERCENT OR GREATER SHALL BE COUNTED AS AN ADDITIONAL SPACE. FOR RESIDENCES, THE ACCESSORY BICYCLE PARKING REQUIREMENTS SHALL BE CALCULATED SEPARATELY FOR SEPARATE BUILDINGS OR BUILDING SEGMENTS, WHERE ANY BUILDING OR ZONING LOT CONTAINS TWO OR MORE USES HAVING DIFFERENT BICYCLE PARKING REQUIREMENTS AS SET FORTH IN THE TABLE, THE BICYCLE PARKING REQUIREMENTS FOR EACH TYPE OF USE SHALL APPLY TO THE EXTENT OF THAT USE. A PLaque SHALL BE PLACED AT THE EXTERIOR OF THE ENTRY TO THE BICYCLE PARKING AREA, OUTSIDE ANY LOCKED DOOR, WITH LETTERING AT LEAST THREE-QUARTER INCHES IN HEIGHT STATING "BICYCLE PARKING." ALL REQUIRED BICYCLE PARKING SPACES THAT ARE ACCESSORY TO RESIDENCES SHALL BE MADE AVAILABLE FOR THE STORAGE AND INDEPENDENT ACCESS OF THE BICYCLES USED BY THE OCCUPANTS OF SUCH RESIDENCES. ALL REQUIRED BICYCLE PARKING SPACES THAT ARE ACCESSORY TO A COMMERCIAL OR COMMUNITY FACILITY USE SHALL BE MADE AVAILABLE FOR THE STORAGE AND INDEPENDENT ACCESS OF BICYCLES USED BY THE EMPLOYEES OF SUCH USE. BICYCLE SPACES MAY BE LOCATED IN A ROOM SECURED BY A LOCK, OR SIMILAR MEANS, PROVIDED THAT ACCESS IS THROUGH A COMMONLY ACCESSIBLE AREA AND ACCESS IS MADE AVAILABLE TO ELIGIBLE USERS ON AN EQUAL BASIS. ROOMS CONTAINING REQUIRED BICYCLE PARKING SPACES MAY ALSO CONTAIN NON-REQUIRED ACCESSORY BICYCLE SPACES, AS WELL AS NON-ACCESSORY BICYCLE SPACES PERMITTED BY THE UNDERLYING DISTRICT REGULATIONS.			1 PER 2 DWELLING UNITS: 89 UNITS / 2=44.5 = 50 SPACES @ 15.5 SF PER BIKE = 750 SF	50 SPACES & 750 SF PROVIDED	COMPLIES	
	REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL, COMMUNITY FACILITY OR COMMERCIAL USES	FOR RESIDENTIAL USES ALL OTHER TYPES OF RESIDENCES LISTED UNDER USE GROUP I			1 PER 10,000 SF OF FLOOR AREA	1 PER 10,000 SF OF FLOOR AREA: 1 SF / 10,000 = .19 = 1 SPACES	1 SPACES	COMPLIES
36-73	RESTRICTIONS ON OPERATION, SIZE AND LOCATION OF BICYCLE PARKING SPACES	C1 C2 C3 C4 C5 C6 C7 C8 IN ALL DISTRICTS, AS INDICATED, ALL ACCESSORY BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SAME ZONING LOT AS THE BUILDING OR USE TO WHICH SUCH SPACES ARE ACCESSORY, EXCEPT AS PROVIDED IN SECTION 36-74 (OFF-SITE BICYCLE PARKING SPACES). ALL ENCLOSED ACCESSORY BICYCLE PARKING SPACES SHALL BE SURROUNDED ON ALL SIDES BY A SOLID ENCLOSURE, EXCEPT WHERE A PARKING GARAGE IS OPEN AT THE SIDES, AND COVERED BY A ROOF FOR WEATHER PROTECTION. EACH BICYCLE SPACE SHALL ADDON A RACK OR SIMILAR SYSTEM FOR SECURING THE BICYCLE. BICYCLE PARKING SPACES SHALL BE LOCATED IN AN AREA SECURED BY A LOCK OR SIMILAR MEANS, OR ADJON A SECURELY ANCHORED RACK TO WHICH THE BICYCLE FRAME AND AT LEAST ONE WHEEL CAN BE LOCKED. FIFTEEN SQUARE FEET OF AREA SHALL BE PROVIDED FOR EACH BICYCLE SPACE. HOWEVER, THE AREA FOR EACH BICYCLE SPACE MAY BE REDUCED BY UP TO NINE SQUARE FEET PER BICYCLE IF THE COMMISSIONER OF BUILDINGS CERTIFIES THAT A LAYOUT HAS BEEN SUBMITTED TO ADEQUATELY ACCOMMODATE THE SPECIFIED NUMBER OF BICYCLES. A PLaque SHALL BE PLACED AT THE EXTERIOR OF THE ENTRY TO THE BICYCLE PARKING AREA, OUTSIDE ANY LOCKED DOOR, WITH LETTERING AT LEAST THREE-QUARTER INCHES IN HEIGHT STATING "BICYCLE PARKING." ALL REQUIRED BICYCLE PARKING SPACES THAT ARE ACCESSORY TO RESIDENCES SHALL BE MADE AVAILABLE FOR THE STORAGE AND INDEPENDENT ACCESS OF THE BICYCLES USED BY THE OCCUPANTS OF SUCH RESIDENCES. ALL REQUIRED BICYCLE PARKING SPACES THAT ARE ACCESSORY TO A COMMERCIAL OR COMMUNITY FACILITY USE SHALL BE MADE AVAILABLE FOR THE STORAGE AND INDEPENDENT ACCESS OF BICYCLES USED BY THE EMPLOYEES OF SUCH USE. BICYCLE SPACES MAY BE LOCATED IN A ROOM SECURED BY A LOCK, OR SIMILAR MEANS, PROVIDED THAT ACCESS IS THROUGH A COMMONLY ACCESSIBLE AREA AND ACCESS IS MADE AVAILABLE TO ELIGIBLE USERS ON AN EQUAL BASIS. ROOMS CONTAINING REQUIRED BICYCLE PARKING SPACES MAY ALSO CONTAIN NON-REQUIRED ACCESSORY BICYCLE SPACES, AS WELL AS NON-ACCESSORY BICYCLE SPACES PERMITTED BY THE UNDERLYING DISTRICT REGULATIONS.						
48S-X	OPTION B: MODEST RENTAL PROJECTS	MODEST RENTAL PROJECTS WITH AT LEAST 6 AND NO MORE THAN 89 RESIDENTIAL DWELLING UNITS THAT MEET THE ELIGIBILITY REQUIREMENTS RECEIVE A 35-YEAR BENEFIT AND UP TO THREE YEARS OF CONSTRUCTION PERIOD BENEFITS. 20% OF THE UNITS MUST BE AFFORDABLE HOUSING UNITS AT AN AVERAGE OF 80% AMI WITH NO MORE THAN THREE. AMI INCOME BANDS ARE...						

STONEHILL TAYLOR

REVISION	ISSUE DESCRIPTION	DATE
1	ISSUED TO DOB	12-03-25

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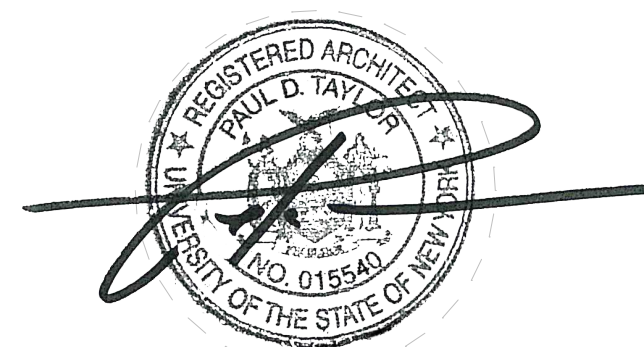
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DOB EMPLOYEE
STAMP /
SIGNATURE (3"x3")

DRAWING TITLE
ZONING CALCULATIONS

DOB NOW PROJ # B01327363-11

PROJECT NUMBER 2300

SCALE

DATE 01/10/26

Z-000.00

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