2111 Atlantic Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required				
	Existing Zoning (R5/C2-3)		Proposed Zoning (R5)		
	ZR Section #	R5/C2-3	ZR Section #	R5	ZR Section #
USE GROUPS	22-10, 32-10	1-9, 14	22-10	1, 2, 3, 4	22-10, 32-10
MAXIMUM FAR					
Residential	23-142	1.25	23-142	1.25	23-154**
Affordable Independent Residences for Seniors	23-144	1.95	23-144	1.95	23-155
Community Facility	24-11 / 33-121	2.0	24-11	2.0	24-11 / 33-121
Commercial	33-121	1.0	n/a	n/a	33-121
Commercial and Community Facility	33-121	2.0	n/a	n/a	33-121
Manufacturing	n/a	n/a	n/a	n/a	n/a
YARDS					
Minimum Front Yard	23-45 / 35-51	10' / 18'*, None (Commercial)	23-45	10' / 18 feet'*	n/a
Minimum Side Yard	23-461 / 35-52	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached), 8' or None (Commercial)	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-462 / 35-52
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47 / 33-26
HEIGHT AND SETBACKS					
Minimum Base Height	n/a	n/a	n/a	n/a	23-662
Maximum Base Height	23-631(d) / 33-431	30'	23-631(d)	30'	23-664** / 33-431
Maximum Building Height	23-631(d)	40'	23-631(d)	40'	23-664**
Maximum Height of Front Wall	23-631(d) / 33-431	30'	23-631(d)	30'	23-664** / 33-431
Sky Exposure Plane	33-431	1:1	n/a	n/a	33-431
Setbacks from Narrow Streets	23-631(d) / 33-431	15', 20' (Commercial)	23-631(d)	15'	33-431
Setbacks from Wide Streets	23-631(d) / 33-431	15'	23-631(d)	15'	33-431
OPEN SPACE					
Minimum Open Space Ratio	23-142	45%	23-142	45%	n/a
LOT COVERAGE					
Interior/Through Lot	23-142	55%	23-142	55%	23-153
Corner Lot	23-142	55%	23-142	55%	23-153
DENSITY					
Affordable Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU	23-22
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	300 sf/DU	23-23
PARKING					
Residential	25-23	85%	25-23	85%	25-23
Commercial	36-21	By Use	n/a	n/a	36-21
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	70%	12-10/25-253
LOADING					
Commercial	36-62	By Use	n/a	n/a	36-62
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

**When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

Proposed Zoning (R8A/C2-4)
Under MIH Zoning
R8A/C2-4 (MIH)
1-9, 14
7.2
7.2
6.5
2.0
6.5
n/a
n/a
None or 8'
30', 20' (Commercial)
60'
105', 85' or 6 stories (Commercial)
145'/14 stories (w/ QGF)
105', 85' or 6 stories (Commercial)
2.7:1 (narrow), 5.6:1 (wide)
20'
15'
n/a
70%
100%
680 sf/DU
325 sf/DU
40%
By Use
None (Transit Zone)
None (Transit Zone)
25%
By Use
1 per 2 dwelling units (UG-2)
1 per 10,000 sf
By Use