Brownsville NCP

Zoning Comparison Table

	Existing Zoning (M1-1)		Proposed Zoning (R7A/C2-4) (MIH)	
	ZR Section #	M1-1	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS	42-10	4-14, 16,17	22-10, 32-10	1-9,14
Maximum FAR (Total)				
Residential	n/a	n/a	23-154 *	4.6
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	23-155	5.01
Community Facility	43-122	2.4	24-11	4.0
Commercial	43-12	1	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	4.0
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	35-51	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 35-52	8' or None
Minimum Rear Yard	43-26	20'	23-47 / 35 -53	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	33-431	40'
Maximum Base Height	43-43	30' / 2 Stories	23-664* / 33-431	75', 60' or 4 Stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	33-431	95' / 9 Stories (w/ QGF)
Maximum Height of Front Wall	43-43	30' / 2 Stories	23-664* / 33-431	75', 60' or 4 Stories (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662 / 35-652	15'
Setbacks from Wide Streets	43-43	15'	23-662 / 35-652	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Maximum Interior Lot or Through Lot Coverage	n/a	n/a	25-153	65%
Maximum Coverage for Corner Lots	n/a	n/a	25-153	100%
DENSITY				
Maximum No. Dwelling Units	n/a	n/a	23-22	680 sf / DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	23-23	325 sf / DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	36-21	By Use
Income Restricted Housing	n/a	n/a	12-10 / 25-251	15% or None (Transit Zone)
AIRS	n/a	n/a	12-10 / 25-252	10% or None (Transit Zone)
Government Assisted Parking	n/a	n/a	12-10 / 25-253	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	44-20	By Use	25-811	1 per 2 dwelling units (UG2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing (IH) program as set forth in ZR Section 23-90

"*Beyond 100' of a wide street

***Within 100' of a wide street