1455 Coney Island Avenue, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R5/C2-3)		Proposed Zoning (C4-5D) Under MIH Zoning	
	ZR Section #	R5/C2-3	ZR Section #	C4-5D (MIH)
USE GROUPS	22-10	1-9, 14	22-10/32-10	1 - 6, 8 - 10, 12
Maximum FAR (Total)				
Residential	23-142	1.25	34-112/23-154**	5.6
Affordable Independent Residences for Seniors ("AIRS")	23-144	1.95	33-121/23-155	5.6
Community Facility	24-11/33-121	2	33-121/24-11	4.2
Commercial	33-121	1	33-122	4.2
Commercial and Community Facility	33-121	2	33-123	4.2
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45/35-51	10' / 18 feet*, None (Commercial)	n/a	n/a
Minimum Side Yard	23-461/35-52	13' (Total), 5' (Min.) (detached), 8' (semi-detached), 8' or None (Commercial)	33-25/23-462	None or 8'
Minimum Rear Yard	23-47/33-26	30', 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	34-112/23-662	60'
Maximum Base Height	23-631(d)/33-431	30', 30'/2-stories (Commercial)	34-112/23-664**	95'
Maximum Building Height	23-631(d)	40'	34-112/23-664**	115'/11-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(d)/33-431	30', 30'/2-stories (Commercial)	34-112/23-664**	95'
Sky Exposure Plane	33-431	1:1 (wide and narrow)	34-112/23-641	n/a
Setbacks from Narrow Streets	23-631(d)/33-431	15', 20' (Commercial)	34-112/23-641/23-662	15'
Setbacks from Wide Streets	23-631(d)/33-431	15' (Residential, Commercial)	34-112/23-641/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	34-112/23-151	Varies
LOT COVERAGE				
Max. Interior Lot Coverage	23-142	55%	34-112/23-153	65%
Maximum Lot Coverage	23-142	55%	34-112/23-153	100%
DENSITY				
Maximum Dwelling Units	23-22	760 sf/DU	34-112/23-22	680 sf/DU max
Minimum Size Dwelling Unit (AIRS)	23-23	300 sf/DU	34-112/23-23	325 sf/DU max
PARKING				
Residential	25-23	85%	36-33/25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income - Restricted Housing	12-10/25-251	42.5%	36-33/12-10/25-251	15%
AIRS	12-10/25-252	10%	36-33/12-10/25-252	10%
Government Assisted Parking	12-10/25-253	70%	36-33/12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-70	By Use

*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