1946 East 7th Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (R5) (OP) (OP Subdistrict)		Proposed Zoning (R6A) (OP) Under MIH Zoning		Proposed Zoning (R7A) (OP) Under MIH Zoning	
	ZR Section #	R5	ZR Section #	R6A	ZR Section #	R7A
USE GROUPS	22-10 / 113-502	1, 2, 3, 4	22-10 / 113-502	1, 2, 3, 4	22-10 / 113-502	1, 2, 3, 4
MAXIMUM FAR						
Residential	113-503/113-501/113-51	1.5	23-154*	3.6	23-154*	4.6
Affordable Independent Residences for Seniors	113-503/113-501/113-51	1.5	23-155	3.9	23-155	5.01
Community Facility	113-503/113-501/113-51	1.5	113-11/24-11	3	113-11/24-11	4
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	113-542/23-45	10'	n/a	n/a	n/a	n/a
Minimum Side Yard	113-543/23-461/23-462	13' (Total), 5' (Min.) (detached/one & two-family), 8' (semi-detached)	23-462	None or 8' (min.)	23-462	None or 8' (min.)
Minimum Rear Yard	113-544	20'	23-47	30'	23-47	30'
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-662/23-664	40'	23-662/23-664	40'
Maximum Base Height	113-55/23-631(h)	32'	23-664*	65'	23-664*	75'
Maximum Building Height	113-55/23-631(h)	40'	23-664*	85'/8-Stories (w/ QGF)	23-664*	95'/9-Stories (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	113-55/23-631(d)	15'	23-662(c)	15'	23-662(c)	15'
Setbacks from Wide Streets	113-55/23-631(d)	15'	23-662(c)	10'	23-662(c)	10'
OPEN SPACE						
Minimum Open Space Ratio	23-142	45%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-153	65%	23-153	65%
Corner Lot	24-11	60%	23-153	100%	23-153	100%
PARKING						
Residential	113-561/113-562/25-23	100%, and 1 per new dwelling unit	25-23	50%	25-23	50%
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	113-561/12-10/25-251	42.5%	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	113-561/12-10/25-252	10%	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	113-561/12-10/25-253	70%	12-10/25-253	35%	12-10/25-253	25%
Community Facility	113-561/12-10/25-31	By Use	113-561/12-10/25-31	By Use	113-561/12-10/25-31	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a
LOADING						
Community Facility	25-72/113-22	By Use	25-72/113-22	By Use	25-72/113-22	By Use
Commercial	n/a	n/a	n/a	n/a	n/a	n/a

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