749 Van Sinderen Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning M1-1		Proposed Zoning C4-4L (MIH)	
	ZR Section #	**M1-1**	**ZR Section #**	**C4-4L (MIH)**
USE GROUPS	42-10	4-14, 16, 17	32-10	1-6, 8-10, 12
Maximum FAR (Total)				
Residential	n/a	n/a	35-23 (b) -> 23-154*	4.6
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	35-012 -> 23-155	5.01
Community Facility	43-122	2.4	35-30 -> 33-121	4
Commercial	43-12	1	35-30 -> 33-121	4
Commercial and Community Facility	43-122	2.4	35-30 -> 33-121	4
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25 -> 23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47 -> 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	35-652 -> 35-23 -> 23-662	40'
Maximum Base Height	43-43	30'/2-Stories	35-652 -> 35-23 -> 23-664*	65'
Maximum Building Height	43-43	Sky Exposure Plane	35-652(d)*	105 feet/10-Stories (w/QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	35-652 -> 35-23 -> 23-664*	65'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-652(c)(2) -> 35-23 -> 23-662	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	35-652(c)(2) -> 35-23 -> 23-662	15'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	n/a	n/a	35-23 -> 23-153	65%
Maximum Lot Coverage	n/a	n/a	35-23 -> 23-153	100% (Corner)
DENSITY				
Maximum Dwelling Units	n/a	n/a	35-40 -> 23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	35-40 -> 23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	36-33 -> 25-23	50%
Commercial	44-20	By Use	36-21	By Use
Income - Restricted Housing	n/a	n/a	36-33 -> 12-10/25-251	None (Transit Zone)
AIRS	n/a	n/a	36-33 -> 12-10/25-252	None (Transit Zone)
Government Assisted Parking	n/a	n/a	36-33 -> 12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use

Bicycle Parking (Residential)	44-52	By Use	n/a	n/a
Bicycle Parking (AIRS)	n/a	n/a	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Commercial)	44-60	By Use	36-70	By Use

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