819 Grand Street, Brooklyn

Zoning Comparison Table

	Existing Zoning (R7A/C2-4, IHDA)		Existing Zoning (R7A, IHDA)		Existing Zoning (R6B)		Proposed Zoning (R7X/C2-4, MIH)		Proposed Zoning (R7X, MIH)		Proposed Zoning (R7A, MIH)	
	ZR Section #	**Regulation**	**ZR Section #**	**Regulation**	**ZR Section #**	**Regulation**	**ZR Section #**	**Regulation**	**ZR Section #**	**Regulation**	**ZR Section #**	**Regulation**
USE GROUPS	22-10 / 32-10	1-9, 14	22-10	4-Jan	22-10	4-Jan	22-10 / 32-10	1-9, 14	22-10	1-4	22-10	1-4
FLOOR AREA RATIO												
Residential (non-AIRS)	23-153 / 23-154*	4.0 or 4.6*	23-153 / 23-154*	4.0 or 4.6*	23-153	2.0	23-154*	6.0	23-154*	6.0	23-154*	4.6
AIRS	23-155	5.01	23-155	5.01	23-155	2.2	23-155	6.0	23-155	6.0	23-155	5.01
Community Facility	24-11 / 33-121	4.0	24-11	4.0	24-11	2.0	24-11 / 33-121	5.0	24-11	5.0	24-11	4.0
Commercial	33-121	2.0	n/a	n/a	n/a	n/a	33-121	2.0	n/a	n/a	n/a	n/a
Commercial + Community Facility	33-121	4.0	n/a	n/a	n/a	n/a	33-121	5.0	n/a	n/a	n/a	n/a
YARDS												
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462 / 35-52	0' or 8'	23-462	0' or 8'	23-462	0' or 8'	23-462 / 35-52	0' or 8'	23-462	0' or 8'	23-462	0' or 8'
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47	30'
HEIGHT AND SETBACK												
Minimum Base Height	23-662	40'	23-662	40'	23-662	30'	23-662	60'	23-662	60'	23-662	40'
Maximum Base Height	23-662 / 23-664	65', 75' (QGF or IH)	23-662 / 23-664	65', 75' (QGF or IH)	23-662	40'	23-664*	105'	23-664*	105'	23-664*	75'
Maximum Building Height	23-662 / 23-664*	80', 85' (QGF), 90' (IH), 95' (IH + QGF)	23-662 / 23-664*	80', 85' (QGF), 90' (IH), 95' (IH + QGF)	23-662	50'	23-664*	140', 145' (QGF)	23-664*	140', 145' (QGF)	23-664*	90', 95' (QGF)
Setbacks from Narrow Streets	23-662 (c)	15'	23-662 (c)	15'	23-662(c)	15'	23-662 (c)	15'	23-662 (c)	15'	23-662 (c)	15'
Setbacks from Wide Streets	23-662 (c)	10'	23-662 (c)	10'	23-662(c)	10'	23-662 (c)	10'	23-662 (c)	10'	23-662 (c)	10'
LOT COVERAGE												
Interior/Through Lot	23-153	65%	23-153	65%	23-153	60%	23-153	70%	23-153	70%	23-153	65%
Corner Lot	23-153	100%	23-153	100%	23-153	100%	23-153	100%	23-153	100%	23-153	100%
DENSITY												
Maximum Dwelling Unit Count	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
AIRS Dwelling Units	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING												
Residential (non-AIRS)	25-23	50%	25-23	50%	25-23	50%	25-23	50%	25-23	50%	25-23	50%
AIRS	25-252	None (Transit Zone)	25-252	None (Transit Zone)	25-252	None (Transit Zone)	25-252	None (Transit Zone)	25-252	None (Transit Zone)	25-252	None (Transit Zone)
Income-Restricted Housing Units	25-251	None (Transit Zone)	25-251	None (Transit Zone)	25-251	None (Transit Zone)	25-251	None (Transit Zone)	25-251	None (Transit Zone)	25-251	None (Transit Zone)
Commercial	36-21	By Use	n/a	n/a	n/a	n/a	36-21	By Use	n/a	n/a	n/a	n/a
LOADING												
Commercial	36-62	By Use	n/a	n/a	n/a	n/a	36-62	By Use	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	n/a	n/a	36-711	By Use	n/a	n/a	n/a	n/a