534 Coney Island Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (C8-2) (OP)		Proposed Zoning R7X/C2-4 (OP) (Under MIH Zoning)	
	ZR Section #	C8-2 (OP)	ZR Section #	R7X/C2-4 (OP)
USE GROUPS AND FLOOR AREA RATIO (FAR)	32-10	4-14, 16	22-10/32-10	1-9, 14
Residential	n/a	n/a	23-154*	5.0
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-155	6.0
Community Facility	33-123	4.8	33-121	5.0
Commercial	33-122	2	33-121	2.0
Commercial and Community Facility	33-123	4.8	33-121/113-11/24-11	5.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None	23-462	None or 8 feet
Minimum Rear Yard	33-26	20' (none required for corner lots)	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	33-432	n/a	34-22/35-65/35-652/23-662	60'
Maximum Base Height	33-432	60'/4-stories	34-22/35-65/35-654/23-664*	105'
Maximum Building Height	33-432	Sky Exposure Plane	34-22/35-65/35-654/23-664*	145'/14-Stories (w/ QGF)
Maximum Height of Front Wall	33-432	60'/4-stories	34-22/35-65/35-654/23-664*	105'
Sky Exposure Plane	33-432	2.7:1 (narrow) / 5.6:1 (wide)	n/a	n/a
Setbacks from Narrow Streets	33-432	20'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	33-432	15'	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153/35-22	70%
Corner Lot	n/a	n/a	23-153/113-11/24-11	100% / 80% (CF)
DENSITY				
Affordable Dwelling Units	n/a	n/a	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23/36-33	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	none (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	none (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Manufacturing	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

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