1720 Atlantic Avenue, Brooklyn
Zoning Comparison Table

	Existing Zoning M1-1		Proposed Zoning C4-4D (MIH)		Proposed Zoning R7A/C2-4 (MIH)		Proposed Zoning R7A (MIH)	
	ZR Section #	M1-1	ZR Section #	C4-4D (MIH)	ZR Section #	R7A/C2-4 (MIH)	ZR Section #	R7A (MIH)
USE GROUPS	42-10	4-14, 16, 17	32-00	1-6, 8-10, 12	32-00, 22-00	1-9, 14	22-00	1, 2, 3, 4
Maximum FAR (Total)								
Residential	n/a	n/a	34-112-> 23-154*	7.2	23-154*	4.6	23-154*	4.6
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	34-112->23-155	7.2	23-155	5.01	23-155	5.01
Community Facility	43-122	2.4	33-123	6.5	33-121/24-11	4	24-11	4
Commercial	43-12	1	33-122	3.4	33-121	2	n/a	n/a
Commercial and Community Facility	43-122	2.4	33-123	6.5	33-121	4	n/a	n/a
Manufacturing	43-12	1	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	33-20, 34-231, 35-51	n/a	33-20, 34-231, 35-51/23-45	None	23-45	None
Minimum Side Yard	43-25	None or 8'	33-25/34-232/35-52	None or 8'	33-25, 35-22->23-462(c)	None or 8'	23-462(c)	None or 8'
Minimum Rear Yard	43-26	20'	23-47/33-26/23-541/33-301	30' (res.), 20' (comm./CF), 0' (corner)	23-47/33-26/23-541/33-301	30' (res.), 20' (comm./CF), 0' (corner)	23-47	30'
HEIGHT AND SETBACKS								
Minimum Base Height	43-43	n/a	33-40, 34-24, 35-61->23-664[b]*	60'	34-24->35-61->23-664[b]*	40'	23-664[b]*	40'
Maximum Base Height	43-43	30'/2-Stories	33-40, 34-24, 35-61->35-654->23-664[b]*	105'	34-24->35-61->35-654->23-664[b]*	75'	23-664[b]*	75'
Maximum Building Height	43-43	Sky Exposure Plane	33-40, 34-24, 35-61->35-654->23-664[b]*	140'/145'**, 14 stories	34-24->35-61->35-654->23-664[b]*	90'/95'**, 9 stories	23-664[b]*	90'/95'**, 9 stories
Maximum Height of Front Wall	43-43	30'/2-Stories	33-40, 34-24, 35-61->35-654->23-664[b]*	105'	34-24->35-61->35-654->23-664[b]*	75'	23-664[b]*	75'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	33-40, 34-24->35-61->35-654->23-662[c]	15'	33-40, 34-24->35-61->35-654->23-662[c]	15'	23-662[c]	15'
Setbacks from Wide Streets	43-43	15'	33-40, 34-24->35-61->35-654->23-662[c]	10'	33-40, 34-24->35-61->35-654->23-662[c]	10'	23-662[c]	10'
OPEN SPACE								
Minimum Open Space Ratio	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE								
Max. Interior Lot Coverage	n/a	n/a	35-23->23-153	70%	35-22->23-153	65%	23-153	65%
Maximum Lot Coverage	n/a	n/a	35-23-> 23-153	100% (Corner)	35-22->23-153	100% (Corner), 80% (CF - Corner)	23-153	100% (Corner), 80% (CF - Corner)
DENSITY								
Maximum Dwelling Units	n/a	n/a	34-11, 35-40->23-22	680 sf/DU	34-111, 35-40->23-22	680 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	34-11->23-23	325 sf/DU	34-111->23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	n/a	n/a	36-33->25-23	40%	36-33->25-241***	50%	25-23	50%
Commercial	44-20	By Use	36-21	By Use	36-21	By Use	n/a	n/a
Income - Restricted Housing	n/a	n/a	36-35->25-251	12%, 0 in transit zone	36-35->25-251	15%, 0 in transit zone	25-251	15%, 0 in transit zone
AIRS	n/a	n/a	36-35->25-252	10%, 0 in transit zone	36-35->25-252	10%, 0 in transit zone	25-252	10%, 0 in transit zone
Government Assisted Parking	n/a	n/a	36-35->25-253	25%	36-35->25-253	25%	25-253	25%
LOADING								
Commercial	44-52	By Use	36-62	By Use	36-62	By Use	25-72	By Use / Floor Area
Bicycle Parking (Residential)	44-60->36-70	By Use	36-711	1 per 2 dwelling units (UG 2)	36-711, 25-811	1 per 2 dwelling units (UG 2)	25-811	1 per 2 dwelling units (UG 2)
Bicycle Parking (AIRS)	n/a	n/a	36-711	1 per 10,000 sf	36-711, 25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60->36-70	By Use	36-711	By Use	36-711	By Use	n/a	n/a

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing (IH) program as set forth in ZR Section 23-90
**With qualifying ground floors
***For lots 10,000 sf or less