2390 McDonald Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (C8-1)		Proposed Zoning (C4-4L) (Under MIH Zoning)	
	ZR Section #	C8-1	ZR Section #	C4-4L
USE GROUPS	32-10	4-14, 16	32-10	1-6, 8-10, 12
Maximum FAR	33-122	1	35-23 (b)	4.6*
Residential	n/a	n/a	35-23 (b)	4.6*
Affordable Independent Residences for Seniors	n/a	n/a	35-012 -> 23-155	5.01
Community Facility	33-123	2.4	35-30 -> 33-121	4
Commercial	33-122	1	35-30 -> 33-121	4
Commercial and Community Facility	33-123	2.4	35-30 -> 33-121	4
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 or 8'	33-25 -> 23-462	None or 8 feet
Minimum Rear Yard	33-26	20'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	33-432	n/a	35-65 -> 35-652 -> 35-23 -> 23-662	40'
Maximum Base Height	33-432	30'/2-Stories	35-65 -> 35-652 -> 35-23 -> 23-664*	75'
Maximum Building Height	33-432	Sky Exposure Plane	35-65 -> 35-652	105 feet (10-Stories)
Maximum Height of Front Wall	33-432	30'/2-Stories	35-65 -> 35-652 -> 35-23 -> 23-664*	75'
Sky Exposure Plane	33-432	1:1 Narrow / 1:1 Wide	n/a	n/a
Setbacks from Narrow Streets	33-432	20'	35-65 -> 35-652 -> 35-23 -> 23-662	15', 20' (Commercial)
Setbacks from Wide Streets	33-432	15'	35-65 -> 35-652 -> 35-23 -> 23-662	15', 10' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	35-23 -> 23-153	65%
Corner Lot	n/a	n/a	35-23 -> 23-153	100% (Corner)
DENSITY				
Affordable Dwelling Units	n/a	n/a	35-40 -> 23-22	680 sf/DU
PARKING				
Residential	n/a	n/a	36-33 -> 25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	36-33 -> 12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	36-33 -> 12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	36-33 -> 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 (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