446-448 Park Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning (M1-1)		Proposed Zoning (M1-4/R6A) (MX-4)	
			Under MIH Zoning	
	ZR Section #	**M1-1**	**ZR Section #**	**M1-4/R6A (MX-4)**
USE GROUPS	42-10	4 - 14, 16, 17	22-10, 42-10, 123-20	1-14, 16, 17
MAXIMUM FAR				
Residential	n/a	n/a	123-64 -> 23-154	3.6*
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	123-63 -> 23-155	3.9
Community Facility	43-122	2.4	123-62 -> 24-11	3
Commercial	43-12	1	123-64 -> 43-122	2
Commercial and Community Facility	43-122	2.4	123-62 -> 24-11	3
Manufacturing	43-12	1	123-64 -> 43-12	2
YARDS				
Minimum Front Yard	n/a	n/a	123-651	None
Minimum Side Yard	43-25	None or 8'	123-651	None or 8'
Minimum Rear Yard	43-26	20'	123-652	20', 30' (Residential)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	123-662 -> 23-662, 43-43	n/a
Maximum Base Height	43-43	30'2-Stories	123-662 -> 23-662, 43-43	65'** (Residential), 60'/4-Stories (Manuf.)
Maximum Building Height	43-43	Sky Exposure Plane	123-662 -> 23-662, 43-43	75'/7-Stories** (Residential), Sky Exposure Plane (Manuf.)
Maximum Height of Front Wall	43-43	30'/2-Stories	123-662 -> 23-662, 43-43	65'** (Residential), 60'/4-Stories (Manuf.)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	43-43	2.7 to 1 (narrow) / 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	123-662 -> 23-662, 43-43	15' (Residential), 20' (Manuf.)
Setbacks from Wide Streets	43-43	15'	123-662 -> 23-662, 43-43	10' (Residential), 15' (Manuf.)
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	123-64, 23-153	65% or none
Corner Lot	n/a	n/a	123-64, 23-153	100% or none
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	123-72 -> 25-23	50%
Commercial	44-20	By Use	123-71 -> 44-20	By Use
Income-Restricted Housing Units	n/a	n/a	123-72 -> 12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	123-72 -> 12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	123-72 -> 12-10/25-253	35%
LOADING				
Commercial	44-52	By Use	123-71 -> 36-62, 44-52	By Use
Manufacturing	44-52	By Use	44-52	By Use
Bicycle Parking (Residential)	n/a	n/a	123-72 -> 25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	123-72 -> 25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	123-71 -> 44-60	By Use

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

** For buildings with Qualifying Ground Floor (QGF)