**1946 East 7th Street, Brooklyn**

**Zoning Comparison Table**

| | Existing/Proposed Zoning | | | | | |
|---|---|---|---|---|---|---|
| | Existing Zoning (R5) (OP) (OP Subdistrict) | | Proposed Zoning (R6A) (OP) | | Proposed Zoning (R7A) (OP) | |
| | ZR Section # | R5 | ZR Section # | R6A (MIH) | ZR Section # | R7A (MIH) |
| **USE GROUPS** | 22-10 / 113-51 | I-IV | 22-10 / 113-51 | I-IV | 22-10 / 113-51 | I-IV |
| **MAXIMUM FAR** | | | | | | |
| Residential | 113-521 | 1.5, 2.0* | 23-22^ | 3.9 | 23-22^ | 5.01 |
| Community Facility | 113-521 | 1.5 | 113-11 / 24-11 | 3.0 | 113-11 / 24-11 | 4.0 |
| Commercial | n/a | n/a | n/a | n/a | n/a | n/a |
| Commercial and Community Facility | n/a | n/a | n/a | n/a | n/a | n/a |
| Manufacturing | n/a | n/a | n/a | n/a | n/a | n/a |
| **YARDS** | | | | | | |
| Minimum Front Yard | 23-321 | 10' | n/a | n/a | n/a | n/a |
| Minimum Side Yard | 23-331 | 5' each (Detached, Semi-Detached), None or 5' (All Other Residences) | 23-334 | 10' Total, 5' Each (Detached One- & Two-Family), None or 5' (All Other Residences) | 23-334 | 10' Total & 5' Each (Detached One- & Two-Family), None or 5' (All Other Residences) |
| Minimum Rear Yard | 23-342 | 30'**, 20' (At or Below 75') / 30' (Above 75')*** | 23-342 | 30'**, 20' (At or Below 75') / 30' (Above 75')*** | 23-342 | 30'**, 20' (At or Below 75') / 30' (Above 75')*** |
| **HEIGHT AND SETBACKS** | | | | | | |
| Minimum Base Height | 23-422 | n/a | 23-432 | 40' | 23-432 | 40' |
| Maximum Base Height | 23-422(d) / 23-424 | 35', 45'**** | 23-432 | 65' | 23-432 | 85'^ |
| Maximum Building Height | 23-422(d) / 23-424 | 45', 55'**** | 23-432 | 95'^ | 23-432 | 115'^ |
| Sky Exposure Plane | n/a | n/a | n/a | n/a | n/a | n/a |
| Setbacks from Narrow Streets | 23-423 | 15' | 23-433 | 15' | 23-433 | 15' |
| Setbacks from Wide Streets | 23-423 | 10' | 23-433 | 10' | 23-433 | 10' |
| **LOT COVERAGE** | | | | | | |
| Interior/Through Lot | 23-361 | 60% (One- & Two-Family Homes), 80% (Multiple Dwellings) | 23-362 | 80% | 23-362 | 80% |
| Corner Lot | 23-361 | 80% (One- & Two-Family Homes), 100% (Multiple Dwellings) | 23-362 | 100% | 23-362 | 100% |
| **DENSITY** | | | | | | |
| Maximum Number of Dwelling Units | 23-52 | 680 sf/DU, None**** | 23-52 | 680 sf/DU, None**** | 23-52 | 680 sf/DU, None**** |
| **PARKING** | | | | | | |
| Residential | 25-222 | 35% | 25-222 | 25% | 25-222 | 15% |
| Commercial | n/a | n/a | n/a | n/a | n/a | n/a |
| Qualifying Affordable Housing | 25-222 | None | 25-222 | None | 25-222 | None |
| Qualifying Senior Housing | 25-222 | None | 25-222 | None | 25-222 | None |
| Bicycle Parking (Residential) | 25-811 | 1 per 2 dwelling units (UG-2) | 25-811 | 1 per 2 dwelling units (UG-2) | 25-811 | 1 per 2 dwelling units (UG-2) |
| Bicycle Parking (AIRS) | 25-811 | 1 per 10,000 sf | 25-811 | 1 per 10,000 sf | 25-811 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | n/a | n/a | n/a | n/a |
| **LOADING** | | | | | | |
| Community Facility | 25-72 / 113-22 | By Use | 25-72 / 113-22 | By Use | 25-72 / 113-22 | By Use |
| Commercial | n/a | n/a | n/a | n/a | n/a | n/a |

*The maximum permitted FAR in the Special Ocean Parkway Subdistrict is 1.5, except for qualifying residential sites, which is 2.0

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****If a qualifying residential site

^When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program