**2840 Knapp Street, Brooklyn**

**Zoning Comparison Table**

| | Permitted/Required | | | |
|---|---|---|---|---|
| | Existing Zoning (R5) | | Proposed Zoning R6 (Under MIH Zoning) | |
| | ZR Section # | R5 | ZR Section # | R6 |
| **USE GROUPS** | 22-10 | 1, 2, 3, 4 | 22-10 | 1, 2, 3, 4 |
| Residential | 23-142 | 1.25 | 23-153/23-151/23-154* | 3.6[1] (QH), 2.42[2] (QH), 2.43 (HF) |
| Affordable Independent Residences for Seniors | n/a | n/a | 23-155 | 3.9 |
| Community Facility | 24-11 | 2 | 24-11 | 4.8 |
| **YARDS** | | | | |
| Minimum Front Yard | 23-45 | 10' | n/a | n/a |
| Minimum Side Yard | 23-461(b) | 8' | 23-462 | None or 8' |
| Minimum Rear Yard | 23-47 | 30' | 23-47 | 30' |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | n/a | n/a | 23-664* | 40' |
| Maximum Base Height | 23-631(d) | 30 | 23-664* | 65', 60'/6-Stories (HF) |
| Maximum Building Height | 23-631(d) | 40' | 23-664* | 115'/11-Stories* |
| Sky Exposure Plane | n/a | n/a | 23-641 | 2.7:1 narrow / 5.6:1 wide (HF) |
| Setbacks from Narrow Streets | n/a | n/a | 23-641/23-664* | 15' (QH)*, 20' (HF) |
| Setbacks from Wide Streets | n/a | n/a | 23-641/23-664* | 10' (QH)*, 15' (HF) |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | 23-142 | 55% | 23-153 | 65%[1], 60%[2] |
| **DENSITY** | | | | |
| Affordable Dwelling Units | 23-20 | 760 sf/DU | 23-22 | 680 sf/DU |
| **PARKING** | | | | |
| Residential | 25-23 | 85% | 25-23 | 50%*, 70% (HF) |
| Income-Restricted Housing Units | 12-10/25-251 | n/a | 12-10/25-251 | 25% |
| Affordable Independent Residences for Seniors | 12-10/25-252 | n/a | 12-10/25-252 | 10% |
| Government Assisted Dwelling Units | 12-10/25-253 | n/a | 12-10/25-253 | 55%, 35% (QH) |
| Bicycle Parking (Residential) | 25-80 | 1 per 2 dwelling units | 25-80 | 1 per 2 dwelling units |
| Bicycle Parking (Affordable Independent Residences for Senio | 25-80 | 1 per 10,000 sf | 25-80 | 1 per 10,000 sf |

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

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street