79 Quay Street, Brooklyn Rezoning
Zoning Comparison Table

	Existing Zoning M1-2/R6A (MX-8) (IH)		Proposed Zoning M1-4/R7D (MX-8) (MIH)	
	ZR Section #	**M1-2/R6A (IH)**	**ZR Section #**	**M1-4/R7D (MIH)**
USE GROUPS	123-20	1 - 14, 16, 17	123-20	1 - 14, 16, 17
Maximum FAR (Total)				
Residential	123-64 -> 23-154*	3.6	123-64 -> 23-154*	5.6
Affordable Independent Residences for Seniors ("AIRS")	123-63 -> 23-155	3.9	123-63 -> 23-155	5.6
Commercial	123-64 -> 43-12	2	123-64 -> 43-12	2
Community Facility	123-62 -> 24-11	3	123-62 -> 24-11	4.2
Manufacturing	123-64 -> 43-12	2	123-64 -> 43-12	2
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	123-651/23-462/43-25	None or 8'	123-651/23-462/43-25	None or 8'
Minimum Rear Yard	123-652/23-47/33-26	30', 20' (Manufacturing)	123-652/23-47/33-26	30', 20' (Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	123-662/43-43/23-664	40'	123-662/43-43/23-664	60'
Maximum Base Height	123-662/43-43/23-664*	65'	123-662/43-43/23-664*	95'
Maximum Building Height	123-662/43-43/23-664*	85'/8-Stories**	123-662/43-43/23-664*	115'/11-Stories**
Maximum Height of Front Wall	123-662/43-43/23-664*	65'	123-662/43-43/23-664*	95'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	123-662/43-43/23-662	15', 20' (Manufacturing)	123-662/43-43/23-662	15', 20' (Manufacturing)
Setbacks from Wide Streets	123-662/43-43/23-662	10', 15' (Manufacturing)	123-662/43-43/23-662	10', 15' (Manufacturing)
OPEN SPACE				
Minimum Open Space Ratio	123-63 -> 23-153	n/a	123-63 -> 23-153	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	123-63 -> 23-153	65%	123-63 -> 23-153	65%
Maximum Lot Coverage	123-63 -> 23-153	100% (Corner)	123-63 -> 23-153	100% (Corner)
DENSITY				
Maximum Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	123-72/25-23	50%	123-72/25-23	50%
Commercial	123-71/44-20	By Use	123-71/44-20	By Use
Income - Restricted Housing	123-72/12-10/25-251	None (Transit Zone)	123-72/12-10/25-251	None (Transit Zone)
AIRS	123-72/12-10/25-252	None (Transit Zone)	123-72/12-10/25-252	None (Transit Zone)
Government Assisted Parking	123-72/12-10/25-253	35%	123-72/12-10/25-253	25%
LOADING				
Commercial	44-60/36-62	By Use	44-60/36-62	By Use
Bicycle Parking (Residential)	123-72/25-80	1 per 2 dwelling units	123-72/25-80	1 per 2 dwelling units
Bicycle Parking (AIRS)	123-72/25-80	1 per 10,000 sf	123-72/25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60/36-70	By Use	44-60/36-70	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing (IH) program as set forth in ZR Section 23-90