708-714 Myrtle Avenue, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (M1-2)		Proposed Zoning (R7D/C2-4) (Under MIH Zoning)	
	ZR Section #	M1-2	ZR Section #	R7D/C2-4 (MIH)
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-9, 14
Residential	n/a	n/a	23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.6
Community Facility	43-122	4.8	24-11/33-121	4.2
Commercial	43-12	2	33-121	2.0
Commercial and Community Facility	43-122	4.8	33-121	4.2
Manufacturing	43-12	2	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462/33-25	None or 8'
Minimum Rear Yard	43-26	20'	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	60'
Maximum Base Height	43-43	60'/4-Stories	23-664*/33-431	95', 60' or 4 stories
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	115'/11-Stories (w/ QGF)
Maximum Height of Front Wall	43-43	60'/4-Stories	23-664*/33-431	95', 60' or 4 stories
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	34-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	43-43	20'	34-431	20'
Setbacks from Wide Streets	43-44	15'	34-431	15'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	65%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU max
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use

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