1034-1042 Atlantic Avenue Rezoning, Brooklyn

Zoning Comparison Table

	Existing Zoning (M1-1)		Proposed Zoning (C6-3A) R9A equiv. (MIH)		Proposed Zoning (R7A/C2-4) (MIH)	
	ZR Section #	**M1-1**	**ZR Section #**	**C6-3A (MIH)**	**ZR Section #**	**R7A/C2-4 (MIH)**
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-12	22-10, 32-10	1-9, 14
Maximum FAR (Total)						
Residential	n/a	n/a	34-112/23-154*	8.5	23-154*	4.6
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	33-121/23-155	8.5	23-155	5.01
Community Facility	43-122	2.4	33-121/24-11	7.5	24-11	4.0
Commercial	43-12	1	33-122	6	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-123	7.5	33-121	4.0
Manufacturing	43-12	1	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	35-51	n/a	35-51	n/a
Minimum Side Yard	43-25	None or 8'	35-52	None or 8'	23-462/35-52	8' or None
Minimum Rear Yard	43-26	20'	35-53	30' / 20' (Commercial)	23-47/35-53	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	35-654/23-662	60'	23-662	40'
Maximum Base Height	43-43	30'/2-Stories	35-654/23-664*	125' (w/QGF)	23-664*/35-654	75', 60' or 4 stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	35-654/23-664*	165'/16 stories**, 175'/17 stories*** (w/ QGF)	23-664*	95'/9-Stories (w/ QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	35-654/23-664*	125' (w/QGF)	23-664*/35-654	75', 60' or 4 stories (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-654/23-641/23-662	15'	23-662/35-652	15'
Setbacks from Wide Streets	43-43	15'	35-654/23-641/23-662	10'	23-662/35-652	10'
OPEN SPACE						
Minimum Open Space Ratio	n/a	n/a	35-32/23-151	n/a	n/a	n/a
LOT COVERAGE						
Max. Interior Lot Coverage	n/a	n/a	35-23/23-153	70%	23-153	65%
Maximum Lot Coverage	n/a	n/a	35-23/23-153	100%	23-153	100%
DENSITY						
Maximum No. Dwelling Units	n/a	n/a	35-40/23-22	680 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	36-33/25-23	40%	25-23	50%
Commercial	44-20	By Use	36-21	By use	36-21	By Use
Income - Restricted Housing	n/a	n/a	36-33/12-10/25-251	None (Transit Zone)	12-10/25-251	15% or None (Transit Zone)
AIRS	n/a	n/a	36-33/12-10/25-252	None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Parking	n/a	n/a	36-33/12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	44-52	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	36-711	1 per 2 dwelling units	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	36-711	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use	36-711	By Use

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

**Beyond 100' of a wide street

***Within 100' of a wide street