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 Seniors)	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