North 7th Street Rezoning, Brooklyn

Zoning Comparison Table

	Existing Zoning (R6B)		Existing Zoning (R6B/C2-4)		Proposed Zoning (R6A/C2-4)	
	ZR Section #	**R6B (IH)**	**ZR Section #**	**R6B/C2-4 (IH)**	**ZR Section #**	**R6A/C2-4 (MIH)**
USE GROUPS	22-10	I-IV	22-10, 32-10	I-X	22-10, 32-10	I-X
Residential	23-22*	2.4	23-22*	2.4	23-22*	3.9
Community Facility	24-11	2.0	33-121	2.0	33-121	3.0
Commercial	n/a	n/a	33-121	2.0	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-322	n/a	23-322	n/a	23-322	n/a
Minimum Side Yard	23-334	10' Total, 5' Each (Detached), None or 5' (All Other Buildings)	23-334 / 33-25	10' Total, 5' Each (Detached), None or 5' (All Other Buildings), None or 8' (Commercial)	23-334 / 33-25	10' Total, 5' Each (Detached), None or 5' (All Other Buildings), None or 8' (Commercial)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-432	30'	23-432^	30'	23-432^	40'
Maximum Base Height	23-432	45'	23-432^	45'	23-432^	65'
Maximum Building Height	23-432	65'*	23-432^	65'*	23-432^	95'*
Sky Exposure Plane	n/a	n/a	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-433	15'	23-433^	15'	23-433^	15'
Setbacks from Wide Streets	23-433	10'	23-433^	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	23-362	80%	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING						
Residential	25-211	None	25-211	None	25-211	None
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	25-211	None	25-211	None	25-211	None
Affordable Independent Residences for Seniors	25-211	None	25-211	None	25-211	None
Government Assisted Dwelling Units	25-211	None	25-211	None	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-II)	25-811 / 36-711	1 per 2 dwelling units (UG-II)	25-811 / 36-711	1 per 2 dwelling units (UG-II)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811 / 36-711	1 per 10,000 sf	25-811 / 36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use	36-711	By Use
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program or Universal Affordability Program
**If lot is less than 40' wide
***If lot is equal to or greater than 40' wide