41 Summit Street, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M1-1)		Proposed Zoning (R6B)	
	ZR Section #	M1-1	ZR Section #	R6B
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4
Residential	n/a	n/a	23-153	2
Affordable Independent Residences for Seniors	n/a	n/a	23-155	2.2
Community Facility	43-122	2.4	24-11	2
Commercial	43-12	1	n/a	n/a
Commercial and Community Facility	43-12	2.4	n/a	n/a
Manufacturing	43-12	1	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	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	30'
Maximum Base Height	43-43	30'/2-Stories	23-662	45'
Maximum Building Height	43-43	Sky Exposure Plane	23-662	55/'5-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	23-662	45'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	m/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	60%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	n/a	n/a
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	35%
LOADING				
Commercial	44-50	By Use	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seni	n/a	n/a	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use