2185 Coyle Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R4/C1-2)		Proposed Zoning (R6A/C2-4) Under MIH Zoning		Proposed Zoning (R7A/C2-4) Under MIH Zoning		Proposed Zoning (R7X/C2-4) Under MIH Zoning	
	ZR Section #	R4/C1-2	ZR Section #	R6A/C2-4 (MIH)	ZR Section #	R7A/C2-4 (MIH)	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4, 5, 6	22-10 / 32-10	1-9, 14	22-10 / 32-10	1-9, 14	22-10 / 32-10	1-9, 14
Residential	23-142	0.75	23-154**	3.6	23-154**	4.6	23-154**	6.0
Community Facility	24-11	2.0	24-11 / 33-121	3.0	24-11 / 33-121	4.0	24-11 / 33-121	5.0
Commercial	33-121	1.0	33-121	2.0	33-121	2.0	33-121	2.0
Commercial and Community Facility	33-121	2.0	33-121	3.0	33-121	4.0	33-121	5.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45 / 35-51	10' / 18 feet*, None (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461 / 33-25	13' (Total), 5' (Min.), 8' (Semi-detached), 8' or None (Commercial)	23-462 / 35-25	None or 8'	23-462 / 35-25	None or 8'	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	23-662	40'	23-662	40'	23-662	60'
Maximum Base Height	23-631(b) / 33-431	25', 30' or 2 stories (Commercial)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	105' (w/ QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-664**	85/8 stories (w/ QGF)	23-664**	95'/9 stories (w/ QGF)	23-664**	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	23-631(b) / 33-431	25', 30' or 2 stories (Commercial)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)	23-664** / 33-431	95' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	33-431	1:1	33-431	2.7:1 (Narrow), 5.6:1 (Wide)	33-431	2.7:1 (Narrow), 5.6:1 (Wide)	33-431	2.7:1 (Narrow), 5.6:1 (Wide)
Setbacks from Narrow Streets	33-431	20'	23-662 / 33-431	15', 20' (Commercial)	23-662 / 33-431	15', 20' (Commercial)	23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	33-431	15'	23-662 / 33-431	10', 15' (Commercial)	23-662 / 33-431	10', 15' (Commercial)	23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-142	45%	23-153	65%	23-153	65%	23-153	70%
Corner Lot	23-142	45%	23-153	100%	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	100%	25-23	50%	25-23	50%	25-23	50%
Commercial	36-21	By Use	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	25%	12-10/25-251	15%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	35%	12-10/25-253	25%	12-10/25-253	25%
LOADING								
Commercial	36-62	By Use	36-62	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use	36-711	By Use	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

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