73-99 Empire Boulevard, Brooklyn

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R6/C1-3)		Existing Zoning (C8-2)		Proposed Zoning (C4-4D) Under MIH Zoning	
	ZR Section #	R6/C1-3	ZR Section #	C8-2	ZR Section #	C4-4D (MIH)
USE GROUPS	22-10, 32-10	1, 2, 3, 4, 6	32-10	4-14, 16	22-10/32-10	1-6, 8-10, 12
MAXIMUM FAR						
Residential	23-153/23-151	3.0 (QH)*, 2.2 (QH)**, 2.43 (HF)	n/a	n/a	34-112/23-154***	7.2
Affordable Independent Residences for Seniors	23-155	3.9	n/a	n/a	33-121/23-155	7.2
Community Facility	24-11 / 33-121	4.8	33-123	4.8	33-121/24-11	6.5
Commercial	33-121	2.0	33-122	2.0	33-122	3.4
Commercial and Community Facility	33-121	4.8	33-123	4.8	33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462 / 35-52	8' or None	33-25	None or 8'	33-25/23-462	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	33-26	20'	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (QH)*, 30' (QH)**	33-432	n/a	34-112/23-664	60'
Maximum Base Height	23-662 / 33-431	65' (QH)*, 45' (QH)**, 60' or 4 stories (Commercial)	33-432	60'/4-Stories	34-112/23-664***	105'
Maximum Building Height	23-662	75' (QH) (w/QGF)*, 55' (QH)**	33-432	Sky Exposure Plane	34-112/23-664***	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	23-662 / 33-431	65' (QH)*, 45' (QH)**, 60' or 4 stories (Commercial)	33-432	60'/4-Stories	34-112/23-664***	105'
Sky Exposure Plane	23-641 / 33-431	2.7:1 narrow / 5.6:1 wide (HF, Commercial)	33-432	2.7:1 Narrow / 5.6:1 Wide	34-112/23-641	n/a
Setbacks from Narrow Streets	23-641/23-662(c) / 33-431	15' (QH), 20' (HF), 20' (Commercial)	33-432	20'	34-112/23-641/23-662	15'
Setbacks from Wide Streets	23-641/23-662(c) / 33-431	10' (QH), 15' (HF), 15' (Commercial)	33-432	15'	34-112/23-641/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio	23-151	Varies	n/a	n/a	34-112/23-151	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	60% / 65%* (QH)	n/a	n/a	34-112/23-153	70%
Corner Lot	23-153	100% (QH)	n/a	n/a	34-112/23-153	100%
DENSITY						
Affordable Dwelling Units	23-22	FA/680 sf	n/a	n/a	34-112/23-22	FA/680 sf
Affordable Independent Residences for Seniors	23-23	325 sf/DU	n/a	n/a	34-112/23-23	325 sf/DU
PARKING						
Residential	25-23	50% (QH) / 70% (HF)	n/a	n/a	36-33/25-23	50%
Commercial	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	n/a	n/a	36-33/12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	n/a	n/a	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35% (QH) / 55% (HF)	n/a	n/a	36-33/12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	36-711	1 per 2 dwelling units (UG-2)	n/a	n/a	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	36-711	1 per 10,000 sf	n/a	n/a	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-70	By Use	36-711	By Use

*Within 100' of a wide street outside the Manhattan Core

**Beyond 100' of a wide street

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