**2510 Coney Island Avenue**

**Zoning Comparison Table**

| | Permitted/Required | | | | | |
|---|---|---|---|---|---|---|
| | Existing Zoning (R4) | | Existing Zoning (C8-1) | | Proposed Zoning R7D/C2-4 (Under MIH Zoning) | |
| | ZR Section # | R4 (OP) | ZR Section # | C8-1 (OP) | ZR Section # | R7D/C2-4 (OP) |
| **USE GROUPS** | 22-10 | 1, 2, 3, 4 | | | 22-10/32-10 | 1-9, 14 |
| **Maximum FAR (Total)** | | | | | | |
| Residential | 23-142 | 0.75 | n/a | n/a | 23-154* | 5.6 |
| Affordable Independent Residences for Seniors ("AIRS" | 23-144 | 1.29 | n/a | n/a | 23-155 | 5.6 |
| Community Facility | 24-11/113-11 | 0.75** | 33-123 | 2.4 | 33-121 | 4.2 |
| Commercial | n/a | n/a | 33-122 | 1 | 33-121 | 2.0 |
| Commercial and Community Facility | n/a | n/a | 33-123 | 2.4 | 33-121 | 4.2 |
| Manufacturing | n/a | n/a | n/a | n/a | n/a | n/a |
| **YARDS** | | | | | | |
| Minimum Front Yard | 23-45a | 10' or 18' (with garage) | n/a | n/a | n/a | n/a |
| Minimum Side Yard | 23-461b | 5' (min) or 13' (2) | 33-25 | None required | 23-462/35-52 | None or 8 feet |
| Minimum Rear Yard | 23-47 | 30' | 33-26 | 20' (none required for corner lots) | 23-47/33-26 | 30', 20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | | | |
| Minimum Base Height | n/a | n/a | 33-432 | n/a | 35-22/36-65/35-652/23-662 | 60' |
| Maximum Base Height | 23-631d | 25' | 33-432 | 30'/2-stories | 35-22/36-65/35-652/23-664* | 95' |
| Maximum Building Height | 23-631d | 35' | 33-432 | Sky Exposure Plane | 35-22/36-65/35-652/23-664* | 115'/11-Stories |
| Maximum Height of Front Wall | 23-631d | 25' | 33-432 | 30'/2-stories | 35-22/36-65/35-652/23-664* | 95' |
| Sky Exposure Plane | n/a | n/a | 33-432 | 1:1 (narrow) / 1:1 (wide) | n/a | n/a |
| Setbacks from Narrow Streets | 23-631d | 15' | 33-432 | 20' | 35-22/36-65/35-652/23-662 | 15' |
| Setbacks from Wide Streets | 23-631d | 15' | 33-432 | 15' | 35-22/36-65/35-652/23-662 | 10' |
| **OPEN SPACE** | | | | | | |
| Minimum Open Space Ratio/Maximum Lot Coverage | 23-142 | 55% / 45% | n/a | n/a | n/a | n/a |
| **LOT COVERAGE** | | | | | | |
| Interior/Through Lot | 23-142 | 45% | n/a | n/a | 23-153/35-22 | 65% |
| Corner Lot | 24-11 | 60% (Corner) | n/a | n/a | 23-153/35-22 | 100% |
| **DENSITY** | | | | | | |
| Maximum Number of Dwelling Units | 23-22 | 870 sf/DU | n/a | n/a | 23-22/35-22 | 680 sf/DU |
| **PARKING** | | | | | | |
| Residential | 25-23 | 100% | n/a | n/a | 25-23 | 50% |
| Commercial | n/a | n/a | 36-21 | By Use | 36-21 | By Use |
| Income-Restricted Housing Units | 12-10/25-251 | 50% | n/a | n/a | 12-10/25-251/36-33 | 50% |
| Affordable Independent Residences for Seniors | 12-10/25-252 | 10% | n/a | n/a | 12-10/25-252/36-33 | 10% |
| Government Assisted Dwelling Units | 12-10/25-253 | 80% | n/a | n/a | 12-10/25-253/36-33 | 25% |
| **LOADING** | | | | | | |
| Commercial | n/a | n/a | 36-62 | By Use | 36-62 | By Use |
| Bicycle Parking (Residential) | 25-80 | 1 per 2 dwelling units (UG-2 | n/a | n/a | 25-80/36-10 | 1 per 2 dwelling units (UG-2) |
| Bicycle Parking (AIRS) | 25-80 | 1 per 10,000 sf | n/a | n/a | 25-80/36-10 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | 36-711 | By Use | 36-711 | By Use |

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

**The maximum permitted community facility FAR is the same as the permitted residential FAR for certain properties in the Special OP District