1656 West 10th Street, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R5B)		Proposed Zoning (R6A) (Under MIH Zoning)	
	ZR Section #	R5B	ZR Section #	R6A (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	1.35	23-154	3.6*
Affordable Independent Residences for Seniors	23-144	1.95	23-155	3.9
Community Facility	24-11	2	24-11	3.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	5'	n/a	n/a
Minimum Side Yard	23-461	8' (Detached, Zero lot line), 4' (Semi-detached)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(e)	30'	23-664	65'*
Maximum Building Height	23-631(e)	33'	23-664	85'/8-Stories (QGF)*
Maximum Height of Front Wall	23-631(e)	30'	23-664	65'*
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662(c)	15'
Setbacks from Wide Streets	n/a	n/a	23-662(c)	10'
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	65%
Corner Lot	n/a	60% (Community facility)	23-153	100%
DENSITY				
Dwelling Units	23-22	900 sf/DU, 1,350 sf/DU*	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	25-23	66%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	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
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

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