1045 Atlantic Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning M1-1		Proposed Zoning C6-3A (MIH)	
	ZR Section #	**M1-1**	**ZR Section #**	**C6-3A (MIH)**
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-12
Maximum FAR (Total)				
Residential	n/a	n/a	34-112/23-154*	8.5
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	33-121/23-155	8.5
Community Facility	43-122	2.4	33-121/24-11	7.5
Commercial	43-12	1	33-122	6
Commercial and Community Facility	43-122	2.4	33-123	7.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	43-25	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25/23-462	None or 8'
Minimum Rear Yard	43-26	20'	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	34-112/23-662	60'
Maximum Base Height	43-43	30'/2-Stories	34-112/23-664*	125'
Maximum Building Height	43-43	Sky Exposure Plane	34-112/23-664*	165'/16 stories**, 175'/17 stories***(w/ QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	34-112/23-664*	125'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	34-112/23-641	n/a
Setbacks from Narrow Streets	43-43	20'	34-112/23-641/23-662	15'
Setbacks from Wide Streets	43-43	15'	34-112/23-641/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	34-112/23-151	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	n/a	n/a	34-112/23-153	70%
Maximum Lot Coverage	n/a	n/a	34-112/23-153	100%
DENSITY				
Maximum Dwelling Units	n/a	n/a	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	36-33/25-23	40%
Commercial	44-20	By Use	36-21	By Use
Income - Restricted Housing	n/a	n/a	36-33/12-10/25-251	None (Transit Zone)
AIRS	n/a	n/a	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Parking	n/a	n/a	36-33/12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	36-711	1 per 2 dwelling units
Bicycle Parking (AIRS)	n/a	n/a	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-70	By Use

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