341 10th Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R6B)		Existing Zoning (R6A)		Proposed Zoning (R7-3) Under MIH Zoning		Proposed Zoning (R7-3/C2-4) Under MIH Zoning	
	ZR Section #	R6B	ZR Section #	R6A	ZR Section #	R7-3 (MIH)	ZR Section #	R7-3/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Residential	23-153	2.0	23-153	3.0	23-154(d)(2)(iii)*	6.0	23-154(d)(2)(iii)*	6.0
Affordable Independent Residences for Seniors	23-155	2.20	23-155	3.90	23-155	5.01	23-155	5.01
Community Facility	24-11	2.0	24-11	3.0	24-11	6.5	24-11	6.5
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	n/a	n/a	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	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	n/a	n/a
Minimum Side Yard	23-462	None or 8 feet	23-462	None or 8 feet	23-462	None or 8'	23-462 / 33-25	8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-662	30'	23-662	40'	23-662	40' (QH)	23-662	40' (QH)
Maximum Base Height	23-662	40'	23-662	65' (w/ QGF)	23-664(c)*	75' (w/QGF)	23-664(c)* / 33-431	85' (w/QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-662	50'	23-662	75'/7-Stories (w/ QGF)	23-664(c)*	135'/13 stories (w/ QGF)	23-664(c)*	185'/18 stories (w/ QGF)
Maximum Height of Front Wall	23-662	40'	23-662	65' (w/ QGF)	23-664(c)*	75' (w/QGF)	23-664(c)* / 33-431	85' (w/QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-662(c)	15'	23-662(c)	15'	23-641 / 23-662	15'	23-641 / 23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-662(c)	10'	23-662(c)	10'	23-641 / 23-662	10'	23-641 / 23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-151	Varies	23-151	Varies
LOT COVERAGE								
Interior/Through Lot	23-153	60%	23-153	65%	23-153	65%	23-153	65%
Corner Lot	23-153	100%	23-153	100%	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	680 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	50%	25-23	50%	25-23	50%	25-23	50%
Commercial/Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	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)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	35%	12-10/25-253	25%	12-10/25-253	25%
LOADING								
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	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)	25-811	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	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a	36-711	By Use

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