103 Lee Avenue, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning R6		Existing Zoning R6/C1-3		Proposed Zoning R7X/C2-4 (Under MIH Zoning)	
	ZR Section #	R6	ZR Section #	R6/C1-3	ZR Section #	R7X/C2-4
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4, 6	22-10	1, 2, 3, 4-9, 14
Residential	23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	23-154*	5
Affordable Independent Residences for Seniors	23-155	3.9	23-155	3.9	23-155	6
Community Facility	24-11	4.8	24-11	4.8	24-11	5
Commercial	n/a	n/a	33-121	2	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	4.8	33-121	4.8
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	35-51	None (Commercial)	35-51	None (Commercial)
Minimum Side Yard	23-462	None or 8'	23-462/35-52	8' or None (Commercial)	23-462/35-52	8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commecial)	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (QH)**, 30' (QH)***	23-662	40' (QH)**, 30' (QH)***	34-22/35-65/35-652/23-662	60'
Maximum Base Height	23-662	65' (QH)**, 45' (QH)***	23-662/33-431	65' (QH)**, 45' (QH)***, 60' (comm.)	34-22/35-65/35-652/23-664*	105'
Maximum Building Height	23-662	75' (QH)**, 55' (QH)***	23-662	75' (QH)**, 55' (QH)***	34-22/35-65/35-652/23-664*	145'/14-Stories (w/ QGF)****
Maximum Height of Front Wall	23-662	65' (QH)**, 45' (QH)***	23-662/33-431	65' (QH)**, 45' (QH)***, 60' (comm.)	34-22/35-65/35-652/23-664*	105'
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide	23-641/33-431	2.7:1 narrow / 5.6:1 wide	n/a	n/a
Setbacks from Narrow Streets	23-641/23-662(c)	15' (QH), 20' (HF)	23-641/23-662(c)	15' (QH), 20' (HF)	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-641/23-662(c)	10' (QH), 15' (HF)	23-641/23-662(c)	10' (QH), 15' (HF)	34-22/35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	23-151	Varies	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	60% / 65%** (QH)	23-153	60% / 65%** (QH)	23-153	70%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22/35-22	680 sf/DU	23-22/35-22	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 max
PARKING						
Residential	25-23	50% (QH) / 70% (HF)	25-23	50% (QH) / 70% (HF)	25-23	50%
Commercial	n/a	n/a	36-21	By Use	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)
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)
Government Assisted Dwelling Units	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	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)	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	25-80	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

**Within 100' of a wide street

***Beyond 100' of a wide street

****w/ Qualifying Ground Floor