862-868 Kent Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning (M1-1)		Proposed Zoning (M1-4/R6A) (MX-4)	
	ZR Section #	**M1-1**	**ZR Section #**	**M1-4/R6A (MX-4) (MIH)**
USE GROUPS				
Permitted Use Group	42-10	I, III(B)-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR				
Residential	n/a	n/a	123-622 / 23-22	3.9*
Community Facility	43-122	2.4	123-621 / 24-11	3.0
Commercial	43-12	1.0	123-623(a) / 43-132	2.0
Manufacturing	43-12	1.0	123-623(a) / 43-132	2.0
YARDS				
Minimum Front Yard	n/a	n/a	123-631	n/a
Minimum Side Yard	43-25	None or 8'	123-631 / 43-25	None or 5' (Residential), None or 8' (Commercial/Manufacturing)
Minimum Rear Yard	43-26	20'	23-342 / 43-26	30'**, 20' (At or Below 75') / 30' (Above 75')*** (Residential), 20' (Commercial/Manufacturing
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-432	40'
Maximum Base Height	43-43	30'/2-Stories	123-652(a) / 23-432	65'
Maximum Building Height	43-43	Sky Exposure Plane	123-652(a) / 23-432	95'*
Sky Exposure Plane	43-43	1 to 1	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-652(a) / 23-433	15'
Setbacks from Wide Streets	43-43	15'	123-652(a) / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	123-632 / 23-362	80%, n/a (Mixed-Use)
Corner Lot	n/a	n/a	123-632 / 23-362	100%, n/a (Mixed-Use)
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU, None****
PARKING				
Residential	n/a	n/a	123-72 / 25-211	None
Commercial	44-20	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	n/a	n/a	123-72 / 25-211	None
Qualifying Senior Housing	n/a	n/a	123-72 / 25-211	None
Bicycle Parking (Residential)	n/a	n/a	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	123-71 / 44-60 / 36-711	By Use
LOADING				
Commercial/Manufacturing	44-52	By Use	123-71 / 44-52	By Use

*When providing qualifying affordable housing or qualifying senior housing

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions