9305 5th Ave, Brooklyn
Zoning Comparison Table

Block: 6109 Lot: 01 Non-Qualifying Site	R6B/R5B/C2-3 (BR) Existing Zoning			R7X/C2-4 (BR) Proposed Zoning (MIH)	
	ZR Section #	**R6B/C2-3 (BR)**	**R5B (BR)**	**ZR Section #**	**R7X/C2-4 (BR)**
USE GROUPS					
Permitted Use Groups	22-10	I-VI, VI-X	I-IV	22-10	I-VI, VI-X
MAXIMUM FAR					
Residential/MIH	23-21 & 23-22	2.0 (Standard Residence) or 2.4* (MIH/Qualifying Affordable)	1.50	23-22	5.0 (Standard Residence) or 6.0 (Qualifying Affordable or Senior Housing)
AIRS	23-21 & 23-22	2.40	1.50	23-22	6.00
Community Facility	33-121	2.00	2.00	33-121	5.00
Commercial	33-121	2.00	n/a	33-121	2.00
Commercial and Community Facility	33-121	2.00	2.00	33-121	5.00
Manufacturing	n/a	n/a	n/a	n/a	n/a
YARDS					
Minimum Front Yard	23-321 & 23-322	0'	5'	23-321 & 23-322	n/a
Minimum Side Yard	23-335, 23-332	5' (Detached) or None (Other Residences)	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-331(a), 23-331(b), 23-335	None or 5 feet
Minimum Rear Yard	23-342 (a)	20' Min. < 75' height & 30' above	20' Min. < 75' height & 30' above	23-342 (a)	20' Min. < 75' height & 30' above
HEIGHT AND SETBACKS					
Minimum Base Height	23-432	30'	n/a	23-432	60'
Maximum Base Height	23-432, 23-424	45' (Qualifying Affordable & Qualifying Senior Housing)	45' (Qualifying Residential Sites & Qualifying Senior Housing)	23-432 (QAH)	95' (Standard Residence) or 105' (Qualifying Affordable or Senior Housing)
Maximum Building Height	23-432, 23-424, 23-422(c)	55' (Standard Residence) or 65' (Qualifying Affordable or Senior Housing)	35' (Detached, Semi-Detached & Zero Lot Line), 55' (Qualifying Residential Sites & Qualifying Senior Housing)	23-432 (QAH)	125' (Standard Residence) or 145' (Qualifying Affordable or Senior Housing)
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-433	15'	15'	23-433	15'
Setbacks from Wide Streets	23-433	10'	10'	23-433	10'
OPEN SPACE					
Minimum Open Space Ratio/Maximum Lot Coverage	23-361 & 23-362	n/a	n/a	n/a	n/a
LOT COVERAGE					
Interior/Through Lot	23-362 (a) & 23-361	80%	60% Detached, Semi-Detached & Zero Lot Line, 80% Other Residences	23-362 (a)	80% Other Residences (Multi-Family)
Corner Lot	23-362 (a)	100%	80% Detached, Semi-Detached & Zero Lot Line, 100% Other Residences (Multi-Family)	23-362 (a)	100% Other Residences (Multi-Family)
DENSITY					
Maximum Number of Dwelling Units	23-52 (b)	680 sf/DU	680 sf/DU	23-52 (b)	680 sf/DU
Affordable Independent Residences for Seniors	23-52 (b)	n/a	n/a	23-52 (b)	n/a
PARKING					
Residential	25-222 (R)	25%	25%	25-222 (R)	15%
Commercial/Manufacturing	25-31	By Use	n/a	25-31	By Use
Community Facility	25-31	By Use	n/a	25-31	By Use
Income-Restricted Housing Units	12-10/25-222	0%	0%	12-10/25-222	0%
Affordable Independent Residences for Seniors	12-10/25-222	0%	0%	12-10/25-222	0%
Government Assisted Dwelling Units	12-10/25-222	0%	0%	12-10/25-222	0%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	By Use	36-711	By Use
LOADING					
Commercial/Manufacturing	25-72	By Use		25-72	By Use

* For Qualifying Residential Site