2118 Avenue U, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (R4/C1-3)		Proposed Zoning (R4)		Proposed Zoning (R6A/C2-4) Under MIH Zoning	
	ZR Section #	R4/C1-3	ZR Section #	R4	ZR Section #	R6A/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Maximum FAR (Total)						
Residential	23-142	0.75, 0.9*	23-142	0.75, 0.9*	23-154***	3.6
Affordable Independent Residences for Seniors ("AIRS")	23-144	1.29	23-144	1.29	23-155	3.9
Community Facility	24-11/33-121	2.0	24-11	2.0	24-11	3.0
Commercial	33-121	1.0	n/a	n/a	33-121	2.0
Commercial and Community Facility	33-121	2.0	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45/35-51	10' / 18 feet'**, None (Commercial)	23-45	10' / 18 feet'**	n/a	n/a
Minimum Side Yard	23-461/35-52	13' (Total), 5' (Min.), 8' (Semi-detached), 8' or None (Commercial)	23-461	13' (Total), 5' (Min.), 8' (Semi-detached)	23-462/35-52	8' or None
Minimum Rear Yard	23-47/33-26	30', 20' (Commercial)	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40'
Maximum Base Height	23-631(b)	25'	23-631(b)	25'	23-664***/33-431	65', 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'	23-664***	85'/8-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(b)/33-431	25', 30' or 2 stories (Commercial)	23-631(b)	25'	23-664***/33-431	65', 60' or 4 stories (Commercial)
Sky Exposure Plane	33-431	1:1 (wide and narrow) (Commercial)	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	33-431	20' (Commercial)	n/a	n/a	23-662/33-431	15', 20' (Commercial)
Setbacks from Wide Streets	33-431	15' (Commercial)	n/a	n/a	23-662/33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio	23-142	55%	23-142	55%	n/a	n/a
LOT COVERAGE						
Max. Interior Lot Coverage	23-142	45%	23-142	45%	23-153	65%
Maximum Lot Coverage	23-142	45%	23-142	45%	23-153	100%
DENSITY						
Maximum Dwelling Units	23-22	870 sf/DU	23-22	870 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	100%	25-23	100%	25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income - Restricted Housing	12-10/25-251	50%	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	15% or None (Transit Zone)
AIRS	12-10/25-252	10%	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Parking	12-10/25-253	80%	12-10/25-253	80%	12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	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)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711	By Use

*With attic allowance

**If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

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