Nixon Court, Brooklyn

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R5)		Proposed Zoning (R7A/C2-4) (Under MIH Zoning)		Proposed Zoning (R7A) (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R7A/C2-4	ZR Section #	R7A
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10	1, 2, 3, 4
Residential	23-142	1.25	23-154*	4.6	23-154*	4.6
Affordable Independent Residences for Seniors	23-144	1.95	23-144	5.01	23-144	5.01
Community Facility	24-11	2	33-121	4	33-121	4
Commercial	n/a	n/a	33-121	2	n/a	n/a
Commercial and Community Facility	n/a	n/a	33-121	4	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	10' or 18'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461(b)	13' (Total), 5' (Min.)	23-461(b)/35-52/33-291	None or 8'	23-461(b)	None or 8'
Minimum Rear Yard	23-47	30'	23-47/33-26	30' / 20' (Commercial)	23-47	30'
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	35-22/35-65/35-652/23-662	40'	23-662	40'
Maximum Base Height	23-631(d)	30'	35-22/35-65/35-652/23-664*	75', 60' or 4 stories (Commercial)	23-664*	75'
Maximum Building Height	23-631(d)	40'	35-22/35-65/35-652/23-664*	95'/9-Stories (w/QGF)	23-664*	95'/9-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(d)	30'	35-22/35-65/35-652/23-664*	75', 60' or 4 stories (Commercial)	23-664*	75'
Sky Exposure Plane	n/a	n/a	n/a	2.7:1 (narrow), 5.6:1 (wide)	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	15'	35-22/35-65/35-652/23-662	15', 20' (Commercial)	23-662	15'
Setbacks from Wide Streets	23-631(d)	15'	35-22/35-65/35-652/23-662	10', 15' (Commercial)	23-662	10'
OPEN SPACE/LOT COVERAGE						
Minimum Open Space Ratio	23-142	45%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-153/35-22	70%	23-153	70%
Corner Lot	23-142	55%	23-153	100%	23-153	100%
DENSITY						
Affordable Dwelling Units	23-22	760 sf/DU	23-22/35-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	85%	25-23/36-33	50%	25-23	50%
Commercial	n/a	n/a	36-21	By Use	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	42.5%	12-10/25-251	15%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	n/a	n/a	36-62	By Use	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use	n/a	n/a

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