Nixon Court, Brooklyn

Zoning Comparison Table

	Permitted/Required				
	Existing Zoning (R5)		Proposed Zoning (R7A/C2-4)		
	ZR Section #	R5	ZR Section #	R7A/C2-4 (MIH)	ZR Section #
USE GROUPS					
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-X	22-10
MAXIMUM FAR					
Residential	23-21	1.5, 2.0*	23-22	5.01^	23-22
Community Facility	24-11	2.0	33-121	4.0	24-11
Commercial	n/a	n/a	33-121	2.0	n/a
Commercial and Community Facility	n/a	n/a	33-121	4.0	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a
YARDS					
Minimum Front Yard	23-321	10'	n/a	n/a	n/a
Minimum Side Yard	23-331	Two of 5' each (Detached), 5' (Semi-Detached or Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	23-334
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	23-342
HEIGHT AND SETBACKS					
Minimum Base Height	23-422	n/a	23-432^^	40'	23-432
Maximum Base Height	23-422(d) / 23-424	35', 45'*	23-432^^	85'^	23-432
Maximum Building Height	23-422(d) / 23-424	45', 55*	23-432^^	115'^	23-432
Sky Exposure Plane	n/a	n/a	n/a^^	n/a	n/a
Setbacks from Narrow Streets	23-423	15'	23-433^^	15'	23-433
Setbacks from Wide Streets	23-423	10'	23-433^^	10'	23-433
LOT COVERAGE					
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%	23-362
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%	23-362
DENSITY					
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52
PARKING					
Residential	25-222	35%	25-222	15%	25-222
Commercial	n/a	n/a	36-21	By Use	n/a
Qualifying Affordable Housing	25-222	None	25-222	None	25-222
Qualifying Senior Housing	25-222	None	25-222	None	25-222
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units (UG-2)	25-811
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use	n/a
LOADING					
Commercial	n/a	n/a	36-62	By Use	n/a

*if a qualifying residential site
**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
^When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program
^^Per ZR Section 33-40, commercial uses in R7A districts are subject to the height and setback regulations in ZR Section 23-43

Proposed Zoning (R7A)
R7A (MIH)
I-IV
5.01^ 4.0 n/a n/a n/a
n/a Two of 5' Each (Detached One- & Two-Family), None or 5' (All Other Residences) 30'**, 20' (At or Below 75') / 30' (Above 75')***
40' 85'^ 115'^ n/a 15' 10'
80% 100%
680 sf/DU, None****
15% n/a None None 1 per 2 dwelling units (UG-2) 1 per 10,000 sf n/a
n/a