1034-1042 Atlantic Avenue Rezoning, Brooklyn

Zoning Comparison Table

	Existing Zoning (M1-1)		Proposed Zoning (C6-3A) R9A equiv. (MIH)	
	ZR Section #	**M1-1**	**ZR Section #**	**C6-3A (MIH)**
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-12
Maximum FAR (Total)				
Residential	n/a	n/a	34-112/23-154*	8.5
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	33-121/23-155	8.5
Community Facility	43-122	2.4	33-121/24-11	7.5
Commercial	43-12	1	33-122	6
Commercial and Community Facility	43-122	2.4	33-123	7.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	35-51	n/a
Minimum Side Yard	43-25	None or 8'	35-52	None or 8'
Minimum Rear Yard	43-26	20'	35-53	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	35-654/23-662	60'
Maximum Base Height	43-43	30'/2-Stories	35-654/23-664*	125' (w/QGF)
Maximum Building Height	43-43	Sky Exposure Plane	35-654/23-664*	165'/16 stories**, 175'/17 stories*** (w/ QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	35-654/23-664*	125' (w/QGF)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-654/23-641/23-662	15'
Setbacks from Wide Streets	43-43	15'	35-654/23-641/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	35-32/23-151	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	n/a	n/a	35-23/23-153	70%
Maximum Lot Coverage	n/a	n/a	35-23/23-153	100%
DENSITY				
Maximum No. Dwelling Units	n/a	n/a	35-40/23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	36-33/25-23	40%
Commercial	44-20	By Use	36-21	By use
Income - Restricted Housing	n/a	n/a	36-33/12-10/25-251	None (Transit Zone)
AIRS	n/a	n/a	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Parking	n/a	n/a	36-33/12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	36-711	1 per 2 dwelling units
Bicycle Parking (AIRS)	n/a	n/a	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use

*With the provision of affordable dwelling units pursuant to the Inclusionary Housing (IH) program as set forth in ZR Section 23-90