Glenwood Manor, Brooklyn

Zoning Comparison Table

	Existing Zoning (R6)		Proposed Zoning R7D/C2-4 (Under MIH Zoning)		Proposed Zoning R7A/C2-4 (Under MIH Zoning)	
	ZR Section #	**R6**	**ZR Section #**	**R7D/C2-4**	**ZR Section #**	**R7A/C2-4**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1-9, 14	22-10, 32-10	1-9, 14
Residential	23-153/23-151	3.0 (QH)**, 2.2 (QH), 2.36 (HF)	23-154*	5.6	23-154*	4.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	5.6	23-155	5.01
Community Facility	24-11	4.8	33-121	4.2	33-121	4
Commercial	n/a	n/a	33-121	2	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.2	33-121	4
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461/462	None or 8'	23-462	None or 8 feet	34-232, 23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	33-26/23-47	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (QH)**, 30' (QH)***	34-22/35-65/35-652/23-662	60'	34-22/35-65/35-652/23-662	40'
Maximum Base Height	23-662	65' (QH)**, 45' (QH)***	34-22/35-65/35-654/23-664*	95'	34-22/35-65/35-654/23-664*	75'
Maximum Building Height	23-662	70' (QH)**, 55' (QH)***	34-22/35-65/35-654/23-664*	115'/11-Stories	34-22/35-65/35-654/23-664*	95'/9-Stories
Maximum Height of Front Wall	23-662	65' (QH)**, 45' (QH)***	34-22/35-65/35-654/23-664*	95'	34-22/35-65/35-654/23-664*	75
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-641/23-662	15' (QH), 20' (HF)	34-22/35-65/35-652/23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-641/23-662	10' (QH), 15' (HF)	34-22/35-65/35-652/23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	65% (QH)	23-153/35-22	65%	23-153/35-22	65%
Corner Lot	23-153	100% (QH)	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22/35-22	680 sf/DU	23-22/35-22	680 sf/DU
PARKING						
Residential	25-23	50% (QH), 70% (HF)	25-23/36-33	50%	25-23/36-33	50%
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35% (QH), 55% (HF)	12-10/25-253/36-33	25%	12-10/25-253/36-33	25%
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use	36-711	By Use

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

**Within 100' of a wide street

***Beyond 100' of a wide street