Beach 67th Street Rezoning

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning (Under MIH Zoning)	
	ZR Section #	R4A	ZR Section #	R6
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Maximum FAR (Total)				
Residential (Height Factor)	23-142	0.75	23-151	2.43**
Residential (Quality Housing)	n/a	n/a	23-154*	3.6 within 100' of a wide street / 2.42 beyond 100' of a wide street
Affordable Independent Residences for Seniors	23-144	1.29	23-155	3.9
Community Facility	24-11	2	24-11	4.8
YARDS				
Minimum Front Yard	23-45a	10'	23-45	None
Minimum Side Yard	23-461	10' (total) / 2' (min)	23-46	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'
Max. Interior Lot Coverage	23-142	Governed by yard requirements	23-153/24-11	65% (QH)
Maximum Corner Lot Coverage	23-142	Governed by yard requirements	23-153/24-11	100% (QH)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-664*	40'
Maximum Base Height	23-631b	21'	23-664*	65'
Maximum Building Height	23-631b	35'	23-664*	115' / 11-Stories
Maximum Height of Front Wall	23-631b	21'	23-664*	65'
Sky Exposure Plane	n/a	n/a	23-641	5.6:1 (w.s.) / 2.7:1 (n.s.)**
Setbacks from Narrow Streets	n/a	n/a	23-664*	15' (QH), 20' (HF)
Setbacks from Wide Streets	n/a	n/a	23-664*	10' (QH), 15' (HF)
DENSITY				
Affordable Dwelling Units	23-22	1,280/DU	23-22	680 sf/DU
PARKING				
Residential	25-23	100%	25-23	70%**, 50%
Income Restricted Housing	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Bicycle Parking (Residential)	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

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

**Pursuant to Height Factor regulations

***With a qualifying ground floor