7120 New Utrecht Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R5/C2-2)		Proposed Zoning (R5)		Proposed Zoning (C4-4L) (Under MIH Zoning)	
	ZR Section #	R5/C2-2	ZR Section #	R5	ZR Section #	C4-4L (MIH)
USE GROUPS	22-10, 32-10	1-9, 14	22-10	1, 2, 3, 4	32-10	1-6, 8-10, 12
MAXIMUM FAR						
Residential	23-142	1.25	23-142	1.25	35-30/23-154*	4.6
Affordable Independent Residences for Seniors	23-144	1.95	23-144	1.95	35-012/23-155	5.01
Community Facility	24-11, 33-121	2.0	24-11	2.0	35-30/33-121	4
Commercial	33-121	1.0	n/a	n/a	35-30/33-121	4
Commercial and Community Facility	33-121	2.0	n/a	n/a	35-30/33-121	4
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45 / 35-51	10' / 18 feet**, None (Commercial)	23-45	10' / 18 feet**	n/a	n/a
Minimum Side Yard	23-461 / 35-52	13' (Total), 5' (Min.) (detached), 8' (semi-detached), 8' or None (Commercial)	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	33-25/23-462	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	35-65/35-23/23-662	25**
Maximum Base Height	23-631(d) / 33-431	30'	23-631(d)	30'	35-652(c)(2)(i)	65**
Maximum Building Height	23-631(d)	40'	23-631(d)	40'	35-65/35-23/35-654*	115 feet/11-Stories (w/QGF)
Maximum Height of Front Wall	23-631(d) / 33-431	30'	23-631(d)	30'	35-652(c)(2)(i)	65'
Sky Exposure Plane	33-431	1:1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d) / 33-431	15', 20' (Commercial)	23-631(d)	15'	35-65/35-23/23-662	15', 20' (Commercial)
Setbacks from Wide Streets	23-631(d) / 33-431	15'	23-631(d)	15'	35-65/35-23/23-662	15'
OPEN SPACE						
Minimum Open Space Ratio	23-142	45%	23-142	45%	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-142	55%	35-23/23-153	65%
Corner Lot	23-142	55% / 60% (comm. facility)	23-142	55% / 60% (comm. facility)	35-23/23-153	100% (Corner)
DENSITY						
Maximum Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Minimum Dwelling Unit Size (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	85%	25-23	85%	36-33/25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	36-33/12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	70%	36-33/12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	n/a	n/a
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-70	By Use

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

**For street walls not fronting on elevated rail lines, the minimum base height is 40 feet and the maximum base height is 75 feet.