840 Lorimer Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (M1-2/R6) (MX-8)		Existing Zoning (R6A/C2-4)		Proposed Zoning (C4-5D) (MIH)	
	ZR Section #	M1-2/R6 (MX-8)	ZR Section #	R6A/C2-4	ZR Section #	C4-5D (MIH)
USE GROUPS	123-20	1 - 17	22-10, 32-10	1-9, 14	123-20	1 - 6, 8 - 10, 12
Maximum FAR (Total)						
Residential	123-64 -> 23-154/23-151	3.6 (QH)*, 2.42 (QH)**, 2.43 (HF)	23-153	3.0	34-112 -> 23-154****	5.6
Affordable Independent Residences for Seniors ("AIRS")	123-63 -> 23-155	3.9	23-155	3.9	33-121/23-155	5.6
Community Facility	123-62 -> 24-11	4.8	24-11/33-121	3.0	33-121/24-11	4.2
Commercial	123-64 -> 43-12	2.0	33-121	2.0	33-122	4.2
Commercial and Community Facility	123-62 -> 24-11	4.8	33-121	3.0	33-123	4.2
Manufacturing	123-64 -> 43-12	2.0	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	123-651/23-462/43-25	None or 8'	23-462/35-52	None or 8 feet	33-25/23-462	None or 8'
Minimum Rear Yard	123-652/23-47/43-26	30', 20' (Manufacturing)	23-47/33-26	30', 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-662	40'	34-112/23-662	60'
Maximum Base Height	123-662	60'	23-662/33-431	65'***, 60'/4 stories (Commercial)	34-112 -> 23-664	95'***
Maximum Building Height	123-662	110'	23-662	75'/7-Stories***	34-112 -> 23-664	115'/11-Stories***
Maximum Height of Front Wall	123-662	60'	23-662/33-431	65'***, 60'/4 stories (Commercial)	34-112 -> 23-664	95'***
Sky Exposure Plane	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)	34-112/23-641	n/a
Setbacks from Narrow Streets	123-662	15'	23-662(c)/33-431	15', 20' (Commercial)	34-112/23-641/23-662	15'
Setbacks from Wide Streets	123-662	10'	23-662(c)/33-431	10', 15' (Commercial)	34-112/23-641/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio	23-151	Varies	n/a	n/a	34-112/23-151	Varies
LOT COVERAGE						
Max. Interior Lot Coverage	123-63 -> 23-153	65%*****	23-153	65%	34-112/23-153	65%
Maximum Lot Coverage	123-63 -> 23-153	100% (Corner)*****	23-153	100%	34-112/23-153	100%
DENSITY						
Maximum Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	34-112/23-22	680 sf/DU max
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU	34-112/23-23	325 sf/DU max
PARKING						
Residential	123-72/25-23	50% (QH)/ 70% (HF)	25-23	50%	36-33/25-23	50%
Commercial	123-71/44-20	By Use	36-21	By Use	36-21	By Use
Income - Restricted Housing	123-72/12-10/25-251	None	12-10/25-251	None (Transit Zone)	36-33/12-10/25-251	None (Transit Zone)
AIRS	123-72/12-10/25-252	None	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Parking	123-72/12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35%	36-33/12-10/25-253	25%
LOADING						
Commercial	44-60/36-62	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	123-72/25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units (UG-2)	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	123-72/25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60/36-70	By Use	36-711	By Use	36-70	By Use

*Within 100' of a wide street
**Beyond 100' of a wide street
***With qualifying ground floors
****With the provision of affordable dwelling units pursuant to the Inclusionary Housing (IH) program as set forth in ZR Section 23-90
*****Residential Only