2510 Coney Island Avenue

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R4)		Existing Zoning (C8-1)		Proposed Zoning R7D/C2-4 (Under MIH Zoning)	
	ZR Section #	R4 (OP)	ZR Section #	C8-1 (OP)	ZR Section #	R7A/C2-4 (OP)
USE GROUPS	22-10	1, 2, 3, 4			22-10/32-10	1-9, 14
Maximum FAR (Total)						
Residential	23-142	0.75	n/a	n/a	23-154*	5.6
Affordable Independent Residences for Seniors ("AIRS"	23-144	1.29	n/a	n/a	23-155	5.6
Community Facility	24-11/113-11	0.75**	33-123	2.4	33-121	4.2
Commercial	n/a	n/a	33-122	1	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-123	2.4	33-121	4.2
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45a	10' or 18' (with garage)	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461b	5' (min) or 13' (2)	33-25	None required	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	33-26	20' (none required for corner lots)	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	33-432	n/a	35-22/36-65/35-652/23-662	60'
Maximum Base Height	23-631d	25'	33-432	30'/2-stories	35-22/36-65/35-652/23-664*	95'
Maximum Building Height	23-631d	35'	33-432	Sky Exposure Plane	35-22/36-65/35-652/23-664*	115'/11-Stories
Maximum Height of Front Wall	23-631d	25'	33-432	30'/2-stories	35-22/36-65/35-652/23-664*	95'
Sky Exposure Plane	n/a	n/a	33-432	1:1 (narrow) / 1:1 (wide)	n/a	n/a
Setbacks from Narrow Streets	23-631d	15'	33-432	20'	35-22/36-65/35-652/23-662	15'
Setbacks from Wide Streets	23-631d	15'	33-432	15'	35-22/36-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55% / 45%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	45%	n/a	n/a	23-153/35-22	65%
Corner Lot	24-11	60% (Corner)	n/a	n/a	23-153/35-22	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	870 sf/DU	n/a	n/a	23-22/35-22	680 sf/DU
PARKING						
Residential	25-23	100%	n/a	n/a	25-23	50%
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	n/a	n/a	12-10/25-251/36-33	50%
Affordable Independent Residences for Seniors	12-10/25-252	10%	n/a	n/a	12-10/25-252/36-33	10%
Government Assisted Dwelling Units	12-10/25-253	80%	n/a	n/a	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	n/a	n/a	25-80/36-10	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	n/a	n/a	25-80/36-10	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

**The maximum permitted community facility FAR is the same as the permitted residential FAR for certain properties in the Special OP District