166 Kings Highway, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R6B/C2-3)		Proposed Zoning (R7X/C2-4) Under MIH Zoning	
	ZR Section #	R6B/C2-3	ZR Section #	R7X/C2-4 (MIH)
USE GROUPS	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14
MAXIMUM FAR				
Residential	23-153	2	23-154(d)(2)(iii)*	6.0
Affordable Independent Residences for Seniors	23-155	2.2	23-155	6.0
Community Facility	24-11 / 33-121	2.0	24-11 / 33-121	5.0
Commercial	33-121	2.0	33-121	2.0
Commercial and Community Facility	33-121	2.0	33-121	5.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462 / 33-25	None or 8 feet	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	30'	23-662	60'
Maximum Base Height	23-662 / 33-431	45' (w/ QGF), 60' or 4 stories (Commercial)	23-664* / 33-431	105', 85' or 6 stories (Commercial)
Maximum Building Height	23-662	55'/5-Stories (w/ QGF)	23-664*	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	23-662 / 33-431	45' (w/ QGF), 60' or 4 stories (Commercial)	23-664* / 33-431	105', 85' or 6 stories (Commercial)
Sky Exposure Plane	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	23-662(c) / 33-431	15', 20' (Commercial)	33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-662(c) / 33-431	10', 15' (Commercial)	33-431	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-153	60%	23-153	70%
Corner Lot	23-153	100%	23-153	100%
DENSITY				
Affordable Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	50%	25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	25%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use

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