Innovative Urban Village (ENY CCC)

12020 Flatlands Avenue, Brooklyn
P2019K0038
Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R5)		Proposed Zoning (R7-2/C2-4) (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R7-2/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
MAXIMUM FAR				
Residential	23-142	1.25	23-154**	4.6***, 3.6****
Affordable Independent Residences for Seniors	23-144	1.95	23-155	5.01
Community Facility	24-11	2.0	24-11	6.5
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'*	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-462 / 35-52	8' or None
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40' (QH)***
Maximum Base Height	23-631(d)	30'	23-664** / 33-431	75', 60' (Commercial)
Maximum Building Height	23-631(d)	40'	23-664**	105'/10-Stories***, 95'/9-Stories**** (w/QGF)
Maximum Height of Front Wall	23-631(d)	30'	23-664** / 33-431	75', 60' (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	23-631(d)	15'	23-641 / 23-662 (c) / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-631(d)	15'	23-641 / 23-662 (c) / 33-431	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	65% (QH)
Corner Lot	23-142	55%	23-153	100% (QH)
DENSITY				
Affordable Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	85%	25-23	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	42.5%	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	25%
LOADING				
Commercial	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)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.
**When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90
***Within 100' of a wide street
****Beyond 100' of a wide street