Livonia Avenue Rezoning, Brooklyn

Zoning Comparison Table

	Permitted/Required							
	Existing Zoning (R6)		Existing Zoning (R6/C2-4)		Proposed Zoning (R7-2) (Under MIH Zoning)		Proposed Zoning (R7-2/C2-4) (Under MIH Zoning)	
	ZR Section #	R6	ZR Section #	R6/C2-4	ZR Section #	R7-2 (MIH)	ZR Section #	R7-2/C2-4(MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10 /32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
MAXIMUM FAR								
Residential	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.43 (HF)	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.43 (HF)	23-154*	4.6	23-154*	4.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	3.9	23-155	5.01	23-155	5.01
Community Facility	24-11	4.8	24-11, 33-121	4.8	24-11	6.5	33-121	6.5
Commercial	n/a	n/a	33-121	2	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	4.8	n/a	n/a	33-121	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	23-462, 35-52	None or 8'	23-462	None or 8'	34-232/23-462	None or 8'
Minimum Rear Yard	23-47	30'	23-47, 33-26	30', 20' (Commercial)	23-47	30'	33-26/23-47	30' / 20' (Commecial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-662	40' (QH)[1], 30' (QH)[2]	23-662/35-22/35-65/35-652	40' (QH)[1], 30' (QH)[2]	23-662	40'	35-22/35-65/35-652/23-662	40'
Maximum Base Height	23-662	65' (QH)[1], 45' (QH)[2]	23-662/35-22/35-65/35-652	65' (QH)[1], 45' (QH)[2]	23-664*	75'	35-22/35-65/35-652/23-664*	75'
Maximum Building Height	23-662	75' (QH)[1], 55' (QH)[2]	23-662/35-22/35-65/35-652	75' (QH)[1], 55' (QH)[2]	23-664*	135'/13-Stories	35-22/35-65/35-652/23-664*	135'/13-Stories
Maximum Height of Front Wall	23-662	65' (QH)[1], 45' (QH)[2]	23-662/35-22/35-65/35-652	65' (QH)[1], 45' (QH)[2]	23-664*	75'	35-22/35-65/35-652/23-664*	75'
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide	23-641/35-22	2.7:1 narrow / 5.6:1 wide	23-641	n/a	35-22/23-641	n/a
Setbacks from Narrow Streets	23-641/23-662	15' (QH)	23-641/23-662/35-22	15' (QH)	23-641/23-662	15'	35-22/23-641/23-662	15'
Setbacks from Wide Streets	23-641/23-662	10' (QH)	23-641/23-662/35-22	10' (QH)	23-641/23-662	10'	35-22/23-641/23-662	10'
OPEN SPACE								
Minimum Open Space Ratio/ Max. Lot Coverage	23-151	Varies	23-151/35-22	Varies	23-151	Varies	35-22/23-151	Varies
LOT COVERAGE								
Interior/Through Lot	23-153	65%	23-153	65%	23-153	65%	35-23/23-153	65%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)	23-153	100%	35-23/23-153	100%
DENSITY								
Affordable Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU max	35-40/23-22	680 sf/DU max
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU max	35-40/23-23	325 sf/DU max
PARKING								
Residential	25-23	50% (QH), 70% (HF)	25-23	50% (QH), 70% (HF)	25-23	50%	25-23	50%
Commercial	n/a	n/a	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)	12-10/25-251	None (Transit Zone)	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)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	25%	12-10/25-253	25%
LOADING								
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seni	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf	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	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

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street