1455 Coney Island Avenue, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R5/C2-3)		Proposed Zoning (C4-5D) Under MIH Zoning	
	ZR Section #	R5/C2-3	ZR Section #	C4-5D (MIH)
USE GROUPS	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-X
Maximum FAR (Total)				
Residential	23-21	1.5, 2.0*	34-112 / 23-22	4.66
Qualifying Affordable / Senior Housing	23-21	1.5, 2.0*	34-112 / 23-22	5.6
Community Facility	33-121 / 24-11	2.0	33-123	4.2
Commercial	33-121	1.0	33-122	4.2
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	34-231	None	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 30' (Commercial)	33-26 / 23-342	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-422	n/a	34-112 / 23-432	60'
Maximum Base Height	23-422(d) / 23-424 / 33-431	35', 45'* (Residential), 30' or 2-Stories (Commercial)	34-112 / 23-432	95'**
Maximum Building Height	23-422(d) / 23-424 / 33-431	45', 55* (Residential), Sky Exposure Plane (Commercial)	34-112 / 23-432	125'**
Sky Exposure Plane	33-431	1 to 1	n/a	n/a
Setbacks from Narrow Streets	23-423 / 33-431	15' (Residential), 20' (Commercial)	34-112 / 23-433	15'
Setbacks from Wide Streets	23-423 / 33-431	10' (Residential), 15' (Commercial)	34-112 / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	None
PARKING				
Residential	25-222	35%	25-222	15%
Commercial	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	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
LOADING				
Commercial	36-62	By Use	36-62	By Use

*If a qualifying residential site

**When providing qualifying affordable housing or qualifying senior housing