109 Marcus Garvey Boulevard, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R6)		Existing Zoning (R6/C2-4)		Proposed Zoning (R7A) Under MIH Zoning		Proposed Zoning (R7A/C2-4) Under MIH Zoning	
	ZR Section #	R6	ZR Section #	R6/C2-4	ZR Section #	R7A (MIH)	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS	22-10	I-IV	22-10, 32-10	I-X	22-10	I-IV	22-10, 32-10	I-X
Residential	23-153 / 23-151	3.0 (QH)*, 2.2 (QH)**, 2.43 (HF)	23-153 / 23-151	3.0 (QH)*, 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	4.8	24-11	4.0	24-11	4.0
Commercial	n/a	n/a	33-121	2.0	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.8	n/a	n/a	33-121	4.0
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 feet	23-462 / 35-25	None or 8 feet	23-462	None or 8'	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30'	23-47	30'	23-47 / 35-26	30'
HEIGHT AND SETBACKS								
Minimum Base Height	23-662	40' (QH)*, 30' (QH)**	23-662	40' (QH)*, 30' (QH)**	23-662	40'	23-662	40'
Maximum Base Height	23-662	65' (QH)*, 45' (QH)**	23-662 / 33-431	65' (QH)*, 45' (QH)**, 60' or 4 stories (comm.)	23-664***	75' (w/ QGF)	23-664*** / 33-431	75' (w/ QGF), 60' or 4 stories (comm.)
Maximum Building Height	23-662	75' (QH)*, 55' (QH)**	23-662	75' (QH)*, 55' (QH)**	23-664***	95'/9-Stories (w/ QGF)	23-664***	95'/9-Stories (w/ QGF)
Maximum Height of Front Wall	23-662	65' (QH)*, 45' (QH)**	23-662 / 33-431	65' (QH)*, 45' (QH)**, 60' or 4 stories (comm.)	23-664***	75' (w/ QGF)	23-664*** / 33-431	75' (w/ QGF), 60' or 4 stories (comm.)
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide (HF)	23-641 / 33-431	2.7:1 narrow / 5.6:1 wide (HF) (comm.)	n/a	n/a	33-431	2.7:1 narrow / 5.6:1 wide (comm.)
Setbacks from Narrow Streets	23-641 / 23-662(c)	15' (QH), 20' (HF)	23-641 / 23-662(c) / 33-431	15' (QH), 20' (HF), 20' (comm.)	23-662	15'	23-662 / 33-431	15', 20' (comm.)
Setbacks from Wide Streets	23-641 / 23-662(c)	10' (QH), 15' (HF)	23-641 / 23-662(c) / 33-431	10' (QH), 15' (HF), 15' (comm.)	23-662	10'	23-662 / 33-431	10', 15' (comm.)
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-153	60% / 65%* (QH)	23-153	60% / 65%* (QH)	23-153	65%	23-153	65%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	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	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	50% (QH) / 70% (HF)	25-23	50% (QH) / 70% (HF)	25-23	50%	25-23	50%
Commercial/Manufacturing	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 (UG-2)	25-80	1 per 2 dwelling units (UG-2)	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	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	36-711	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

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