

1620 Cortelyou Road, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning		Proposed Zoning	
			(Under MIH Zoning)	
	ZR Section #	R6A/C2-4	ZR Section #	R7D/C2-4 (MIH)
USE GROUPS	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14
Residential	23-153	3	23-154*	5.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	5.6
Community Facility	33-121	3.0	33-121	4.2
Commercial	33-121	2.0	33-121	2.0
Commercial and Community Facility	33-121	3.0	33-121	4.2
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462/35-52	None or 8 feet	23-462/35-52	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	34-22/35-65/35-652/23-662	40'	34-22/35-65/35-654/23-664*	60'
Maximum Base Height	34-22/35-65/35-652/23-662	65'	34-22/35-65/35-654/23-664*	95'
Maximum Building Height	34-22/35-65/35-652/23-662	75'***	34-22/35-65/35-654/23-664*	115'***
Maximum Number of Stories	34-22/35-65/35-652/23-662	7-Stories	34-22/35-65/35-654/23-664*	11-Stories
Maximum Height of Front Wall	34-22/35-65/35-652/23-662	65'	34-22/35-65/35-654/23-664*	95'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	34-22/35-65/35-652/23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	34-22/35-65/35-652/23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Corner Lot	23-153/35-32	65%	23-153/35-32	65%
Max Interior/Through Lot	23-153/35-32	100%	23-153/35-32	100%
DENSITY				
Dwelling Units	23-22/35-40	680 sf/DU	23-22/35-40	680 sf/DU
Affordable Independent Residences for Seniors	23-23/35-40	325 sf/DU	23-23/35-40	325 sf/DU
PARKING				
Residential	25-23/36-33	50%	25-23/36-33	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251/36-33	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252/36-33	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)
Government Assisted Parking	12-10/25-253/36-33	35%	12-10/25-253/36-33	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use

*When providing affordable housing units pursuant to the Mandatory Inclusionary Housing Program

**With Qualifying Ground Floor