

Comparison of Existing Requirements, Proposed Zoning Requirements and Special Coney Island District Requirements

	Existing Zoning			Proposed Zoning					Special Coney Island District			
	C7	R6	R6/C1-2	C7	R7X/C2-4	R7D/C2-4	R7A/C2-4	R5	C7	R7X/C2-4	R7D/C2-4	R7A/C2-4
USE GROUPS	12-15	1-4	1-6	12-15	1-9	1-9	1-9	1-4	5-7, 9, 12-15, 18	1-9, 12-15, 18	1-9, 12-15, 18	1-9
FAR												
Residential	N/A 2.00	2.43 N/A	2.43 2.00	N/A 2.00	5.00 2.00	4.2 2.00	4.00 2.00	1.25 N/A	N/A 2.6 – 4.5	3.75 base 5.00 with IZ bonus 2.00	4.15 - 4.35 base 5.5 -5.8 with IZ bonus 2.00	3.45 base 4.60 with IZ bonus 2.00
Commercial Comm. Facility	N/A	4.80	4.80	N/A	5.00	4.2	4.00	2.00	N/A	2.00	2.00	4.00
HEIGHT AND SETBACK												
Minimum and maximum base heights	N/A	N/A	N/A	N/A	60’-85’	50’-85’	40’-65’	30’	20’-85’	40’-85’	20’ -85’	40’-65’
Maximum building height	N/A	N/A*	N/A*	N/A	125’	100’	80’	40’	85’-270’(Range)	170’-270’(Range)	170’-270’(Range)	80’
PARKING												
Residential/ CF Commercial	N/A Depends on use	70% N/A	70% Depends on use	N/A Depends on use	50% Depends on use	50% Depends on use	50% Depends on use	85% N/A	N/A Depends on use	60% Depends on use	60% Depends on use	50% Depends on use