392 Rockaway Avenue, Brooklyn

Zoning Comparison Table

4/7/2023

	R6 Existing Zoning		R6/C2-3 Existing Zoning		C4-3 Existing Zoning		R7A Proposed Zoning (MIH)		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6	ZR Section #	R6/C2-3	ZR Section #	C4-3	ZR Section #	R7A	ZR Section #	R7A/C2-4
USE GROUPS										
Permitted Use Groups	22-10	1, 2, 3, 4	22-10/32-10	1-9, 14	22-10/32-10	1-6, 8-10, 12	22-10	1, 2, 3, 4	22-10/32-10	1-9, 14
MAXIMUM FAR										
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)	33-121/23-153/23-151	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	33-121/23-155	3.9	23-155	5.01	23-155	5.01
Community Facility	24-11	4.8	24-11	4.8	33-121/24-11	4.8	24-11	4.0	24-11	4.0
Commercial	n/a	n/a	33-121	2.0	33-122	3.4	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.8	33-122	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	n/a	n/a
YARDS										
Minimum Front Yard	35-51	None	35-51	None (Commercial)	n/a	n/a	n/a	None	n/a	n/a
Minimum Side Yard	23-462	8' or None	23-462/33-25	8' or None (Commercial)	33-25/23-462	None or 8'	23-462	8' or None	23-462/33-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	23-662	40' (QH)**, 30' (QH)***	23-662	40' (QH)**, 30' (QH)***	34-112/23-662	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 (Commercial)	34-112/23-662	65' (QH)**, 45' (QH)***	23-664*	75'	23-664*/33-431	75', 60' or 4-Stories (Commercial)
Maximum Building Height	23-662	75' (QH)**, 55' (QH)***	23-662	75' (QH)**, 55' (QH)***	34-112/23-662	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 (Commercial)	34-112/23-662	65' (QH)**, 45' (QH)***	23-664*	75'	23-664*/33-431	75', 60' or 4-Stories (Commercial)
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide	23-641/33-431	2.7:1 narrow / 5.6:1 wide	34-112/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	23-641/33-431	2.7:1 narrow / 5.6:1 wide (Commercial)
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' (Commercial)	34-112/23-641/23-662	15' (QH), 20' (HF)	23-641/23-662(c)	15'	23-641/23-662(c)/33-431	15', 20' (Commercial)
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' (Commercial)	34-112/23-641/23-662	10' (QH), 15' (HF)	23-641/23-662(c)	10'	23-641/23-662(c)/33-431	10', 15' (Commercial)
OPEN SPACE										
Minimum Open Space Ratio	23-151	27.5-37.5%	23-151	Varies	34-112/23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE										
Interior/Through Lot	23-153	60% / 65%** (QH)	23-153	60% / 65%** (QH)	34-112/23-153	60% / 65%** (QH)	23-153	65%	23-153	65%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)	34-112/23-153	100% (QH)	23-153	100%	23-153	100%
DENSITY										
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22/35-22	680 sf/DU	34-112/23-22	680 sf/DU max	23-22	680 sf/DU	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	34-112/23-23	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)	36-33/25-23	50% (QH), 70% (HF)	25-23	50% QH	25-23	50% QH
Commercial	n/a	n/a	36-21	By Use	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)	36-33/12-10/25-251	25% or 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)	36-33/12-10/25-252	10% or 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)	36-33/12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	25%	12-10/25-253	25%
LOADING										
Commercial	n/a	n/a	36-62	By Use	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)	36-711	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	36-711	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	36-711	By Use	n/a	n/a	36-711	By Use

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

**Within 100' of a wide street

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