506 & 530 3rd Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M2-1)		Proposed Zoning (C4-5A) (MIH)	
	ZR Section #	M2-1	ZR Section #	C4-5A
USE GROUPS	42-10	5 - 14, 16, 17	22-10/32-10	1-6, 8-10, 12
MAXIMUM FAR				
Residential	n/a	n/a	35-30 -> 23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	35-012 -> 23-155	4.6
Community Facility	n/a	n/a	35-30 -> 33-123	4
Commercial	43-12	2	35-30 -> 33-123 -> 33-122	4
Commercial and Community Facility	na	n/a	33-123	4
Manufacturing	43-12	2	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	33-25 -> 23-462	None required
Minimum Rear Yard	43-26	20'	33-26/23-47	30' / 20' (Commecial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	35-65 -> 35-652 -> 35-23 -> 23-662	40'
Maximum Base Height	43-43	60'/4-Stories	35-65 -> 35-654 -> 35-23 -> 23-664*	75'
Maximum Building Height	43-43	Sky Exposure Plane	35-65 -> 35-654 -> 35-23 -> 23-664*	95**/9-Stories
Maximum Height of Front Wall	43-43	60'/4-Stories	35-65 -> 35-654 -> 35-23 -> 23-664*	75'
Sky Exposure Plane	43-43	2.7:1 (narrow st.)/ 5.6:1 (wide corridor)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-65 -> 35-652 -> 35-23 -> 23-662	20'
Setbacks from Wide Streets	43-43	15'	35-65 -> 35-652 -> 35-23 -> 23-662	15'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	35-23 -> 23-153	100%
Corner Lot	n/a	n/a	35-23 -> 23-153	65%
DENSITY				
Affordable Dwelling Units	n/a	n/a	35-40 -> 23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	35-40 -> 23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	36-33 -> 25-23	50%
Commercial	44-20	By Use	36-21	By Use
Manufacturing	44-20	By Use	n/a	n/a
Income-Restricted Housing Units	n/a	n/a	36-33 -> 12-10/25-251	15% or None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	36-33 -> 12-10/25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	36-33 -> 12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	44-52	By Use
Manufacturing	44-52	By Use	n/a	n/a

*When providing affordable housing units pursuant to the Mandatory Inclusionary Housing Program
**With Qualifying Ground Floor