250 86th Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R3-2) (BR)		Proposed Zoning (R6B)	
			Under MIH Zoning	
	ZR Section #	R3-2 (BR)	ZR Section #	R6B (BR) (MIH)
USE GROUPS & FAR				
Use Groups	22-10 / 114-00	1, 2, 3, 4	22-10 / 114-00	1, 2, 3, 4
Residential	23-142	0.5, 0.6*	23-154**	2.2
Affordable Independent Residences for Seniors	23-144	0.95	23-155	2.2
Community Facility	24-11	1.0	24-11	2.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	15'	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	30'
Maximum Base Height	23-631(b)	21'	23-662	45' (w/ QGF)
Maximum Building Height	23-631(b)	35'	23-662	55' (w/ QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-662	45' (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662(c)	15'
Setbacks from Wide Streets	n/a	n/a	23-662(c)	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	65%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	35%	23-153	60%
Corner Lot	23-142	35%	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial/Manufacturing	12-10/25-251	50%	n/a	n/a
Income-Restricted Housing Units	12-10/25-252	10%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-253	n/a	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	35%
LOADING				
Commercial/Manufacturing	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	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
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

*With attic allowance

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