2300 Cropsey Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R6)		Proposed Zoning (R6/C2-4)	
	ZR Section #	R6	ZR Section #	R6/C2-4
USE GROUPS	22-10	1, 2, 3, 4	22-10 /32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
MAXIMUM FAR				
Residential	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.36 (HF)	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.36 (HF)
Affordable Independent Residences for Seniors	23-155	3.9	23-155	3.9
Community Facility	24-11	4.8	33-121	4.8
Commercial	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	4.8
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	None or 8'	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	40' (QH)[1], 30' (QH)[2]	23-662/35-22/35-65/35-652	40' (QH)[1], 30' (QH)[2]
Maximum Base Height	23-662	65' (QH)[1], 45' (QH)[2]	23-662/35-22/35-65/35-652	65' (QH)[1], 45' (QH)[2]
Maximum Building Height	23-662	75' (QH)[1], 55' (QH)[2]	23-662/35-22/35-65/35-652	70' (QH)[1], 55' (QH)[2]
Maximum Height of Front Wall	23-662	65' (QH)[1], 45' (QH)[2]	23-662/35-22/35-65/35-652	65' (QH)[1], 45' (QH)[2]
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide	23-641/35-22	2.7:1 narrow / 5.6:1 wide
Setbacks from Narrow Streets	23-641/23-662	15' (QH)	23-641/23-662/35-22	15' (QH)
Setbacks from Wide Streets	23-641/23-662	10' (QH)	23-641/23-662/35-22	10' (QH)
OPEN SPACE				
Minimum Open Space Ratio/ Max. Lot Coverage	23-151	Varies	23-151/35-22	Varies
LOT COVERAGE				
Interior/Through Lot	23-153	65%	23-153/35-22	65%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)
DENSITY				
Affordable Dwelling Units	23-22	680 sf/DU	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23/35-22	325 sf/DU
PARKING				
Residential	25-23	50% (QH), 70% (HF)	25-23/36-33	50% (QH), 70% (HF)
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Senio	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street