464 Ovington Avenue, Brooklyn

Zoning Comparison Table

4/4/2025

	R3X (BR) Existing Zoning		R6A (BR) Proposed Zoning (MIH)	
	ZR Section #	R3X (BR)	ZR Section #	R6A (BR)
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-21	0.75	23-22	3.9
Community Facility	24-11	1.0	24-11	3.0
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	23-321	10'	23-322	None
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line)	23-334	None or 5'
Minimum Rear Yard	23-342	30'*, 20' (At or Below 75') / 30' (Above 75')*	23-342	20' (At or Below 75') / 30' (Above 75')
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-432	40'
Maximum Base Height	23-421	25'	23-432	65'
Maximum Building Height	23-421	35'	23-432	95'^
Sky Exposure Plane	23-421	35'	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-433	15'
Setbacks from Wide Streets	n/a	n/a	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	50% (One- & Two-Family Homes)**, 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None***	23-52	680 sf/DU, None***
PARKING				
Residential	25-222	50%	25-222	25%
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-222	None	25-222	None
Qualifying Senior Housing	25-222	None	25-222	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*If lot is less than 40' wide

**in R3X districts, the maximum residential lot coverage shall be that lot coverage remaining after the application of all required yards on the zoning lot

***There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions