464 Ovington Avenue, Brooklyn

Zoning Comparison Table

6/21/2024

	R3X (BR) Existing Zoning		R6A (BR) Proposed Zoning (MIH)	
	ZR Section #	R3X (BR)	ZR Section #	R6A (BR)
USE GROUPS				
Permitted Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	0.5, 0.6*	23-154*	3.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	3.9
Community Facility	24-11	1	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	23-45	10'	n/a	n/a
Minimum Side Yard	23-461	10' (Total), 2' (Min.)	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	40'
Maximum Base Height	23-631(b)	21'	23-664**	65'
Maximum Building Height	23-631(b)	35'	23-664**	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-664**	65'
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	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	n/a	23-153	65%
Corner Lot	23-142	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	1000 sf/DU	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	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	35%
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/Manufacturing)	n/a	n/a	n/a	n/a
LOADING				
Commercial/Manufacturing	n/a	n/a	n/a	n/a

*With attic allowance

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