9201 4th Avenue, Brooklyn

Zoning Comparison Table

6/13/2025

	C8-2 (BR) Existing Zoning		C4-4D (BR) Proposed Zoning	
	ZR Section #	**C8-2 (BR)**	**ZR Section #**	**C4-4D (BR) (MIH)**
USE GROUPS				
Permitted Use Groups	32-10	I, III-X	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	n/a	n/a	34-112 / 23-22	6.02
Qualifying Affordable / Senior Housing	n/a	n/a	34-112 / 23-22	7.2
Community Facility	114-11	3.0	33-123	6.5
Commercial	33-122	2.0	33-122	3.4
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None or 8'	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	33-26	20'	23-343(a)(3)	None
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	34-112 / 23-432	60'
Maximum Base Height	114-122(a)	60'	34-112 / 23-432	105'*
Maximum Building Height	114-122(a)	70'	34-112 / 23-432	145'*
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	114-122(a)	15'	34-112 / 23-433	15'
Setbacks from Wide Streets	114-122(a)	10'	34-112 / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80%
Corner Lot	n/a	n/a	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None
PARKING				
Residential	n/a	n/a	25-222	12%
Commercial / Manufacturing	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	n/a	n/a	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	36-711	By Use
LOADING				
Commercial	36-62	By Use	36-62	By Use

*If providing qualifying affordable housing or qualifying senior housing