240 Nassau Street, Brooklyn

Zoning Comparison Table 3/16/2026

	R6 Existing Zoning		C6-12 Proposed Zoning (MIH)	
	ZR Section #	**R6**	**ZR Section #**	**C6-12**
Use Groups				
Permitted Use Groups	22-10	UG I, II, III, IV	32-10	UG I, II, III, IV, V, VI, VII, VIII, IX, X
Maximum FAR				
Residential (with qualifying affordable/senior)	24-11	3.9	23-22	18
Commercial	n/a	n/a	33-122	15
Community Facility	24-11	4.8	33-123	15
Yards				
Minimum Front Yard	23-322; 23-32	not required	23-322; 35-51	not required
Minimum Side Yard	23-335; 23-33	0' or 5'	23-335; 35-52	0' or 5'
Minimum Rear Yard	23-342; 23-34	20' where 75' and lowe, 30' where higher than 75'	23-342; 35-53	20' where 75' and lower, 30' where higher than 75'
Rear Yard Equiv on Through Lots	23-344	40’ where 75’ and lower, 60’ where higher than 75’, within 10’ of midway	23-344; 33-283	40’ within 10’ of midway
Height and Setback				
Minimum Base Height	23-432	30' (narrow); 40' (wide)	23-432	60'
Maximum Base Height (with qualifying affordable/senior)	23-432	65' (narrow); 65' (wide)	23-432	155'
Maximum Building Height	23-432	85' (narrow); 95' (wide)	23-432	395'
Setbacks (Residential)	23-433	15' (narrow); 10' (wide)	23-433; 33-432 35-63; 35-632	15' (narrow); 10' (wide)
Setbacks (Community Facility)	n/a	n/a	33-432	20; (narrow); 15' (wide)
Street Wall	23-431	70% of streetline	35-631	70% of streetline
Lot Coverage				
Interior/Through Lot	23-362; 24-11	65%	23-362; 24-11	70%
Corner Lot	23-362; 24-11	70%	23-362; 24-11	100%
Tower Regulations	n/a	n/a	23-435 35-632	65% up to 300'; 50% above 300'
Density				
Maximum Number of Dwelling Units	23-52	DU factor 680	23-52	DU factor 680
Parking				
Residential	25-211	None required	36-21; 25-211	None required
Commerical/Manufacturing	n/a	n/a	36-21	None required
Community Facility	25-211	varies by use	36-21	None required
Bike Parking (Residential)	25-811	1/2 DU; 1/10,000 sf for senior	37-611	1/2 DU; 1/10,000 sf for senior
Bike Parking (Commerical/Manufacturing)	n/a	n/a	37-611	varies by use
Bike Parking (Community Facility)	25-811	varies by use	37-611	varies by use
Loading				
Residential	25-72	None required	36-62	None required
Commerical/Manufacturing	n/a	n/a	36-62	First 25,000 sq. ft.: None Next 15,000 sq. ft.: 1 Next 60,000 sq. ft.: 1 Each additional 150,000 sq. ft.: 1
Community Facility	25-72	Hospitals: First 10,000 sq ft: None Next 290,000 sq ft: 1 Each additional 300,000 sq ft: 1	36-62	Hospitals: First 10,000 sq ft: None Next 290,000 sq ft: 1 Each additional 300,000 sq ft: 1