364 Coney Island Avenue, Brooklyn

Zoning Comparison Table

1/28/25

	R5B (OP) Existing Zoning		C8-2 (OP) Existing Zoning		C4-4D (OP) Proposed Zoning	
	ZR Section #	R5B (OP)	ZR Section #	C8-2 (OP)	ZR Section #	C4-4D (OP) (MIH)
USE GROUPS						
Permitted Use Groups	22-10	I-IV	32-10	I, III-X	22-10	I-X
MAXIMUM FAR						
Residential	23-21	1.5, 2.0*	n/a	n/a	34-112 / 23-22	7.2^
Community Facility	24-11	2.0	33-123	2.4	33-123	6.5
Commercial	n/a	n/a	33-122	1.0	33-122	3.4
Commercial and Community Facility	n/a	n/a	33-123	2.4	33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	5'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	33-25	None or 8'	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	33-26	20'	33-26 / 23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	34-112 / 23-432	60'
Maximum Base Height	23-424	45'*	33-432	30' or 2-Stories	34-112 / 23-432	105'^
Maximum Building Height	23-422(c) / 23-424	35', 55*	33-432	Sky Exposure Plane	34-112 / 23-432	145'^
Sky Exposure Plane	n/a	n/a	33-432	1 to 1	n/a	n/a
Setbacks from Narrow Streets	23-423	15'	33-432	20'	34-112 / 23-433	15'
Setbacks from Wide Streets	23-423	10'	33-432	15'	34-112 / 23-433	10'
LOT COVERAGE						
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	n/a	n/a	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	n/a	n/a	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	n/a	n/a	23-52	680 sf/DU, None****
PARKING						
Residential	25-211	None	n/a	n/a	25-211	None
Commercial / Manufacturing	n/a	n/a	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-211	None	n/a	n/a	25-211	None
Qualifying Senior Housing	25-211	None	n/a	n/a	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	36-711	By Use
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use

*if a qualifying residential site

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

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

^When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program