236 Gold Street, Brooklyn

Zoning Comparison Table

3/4/2024

	R6B Existing Zoning		C6-2A Proposed Zoning (MIH)	
	ZR Section #	**R6B**	**ZR Section #**	**C6-2A**
USE GROUPS				
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 32-10	1-12
MAXIMUM FAR				
Residential	23-153	2.0	34-112 / 23-154*	7.2
Affordable Independent Residences for Seniors	23-155	2.2	33-121 / 23-155	7.20
Community Facility	24-11	2.0	33-121 / 24-11	6.5
Commercial	n/a	n/a	33-122	6.0
Commercial and Community Facility	n/a	n/a	33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8 feet	33-25 / 23-462	None or 8'
Minimum Rear Yard	23-47	30'	33-26 / 23-47	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	30'	34-112 / 23-662	60'
Maximum Base Height	23-662	45' (w/ QGF)	34-112 / 23-664*	105'
Maximum Building Height	23-662	55' (w/ QGF)	34-112 / 23-664*	145'/14 stories (w/ QGF)
Sky Exposure Plane	23-662	45' (w/ QGF)	34-112 / 23-664*	105'
Setbacks from Narrow Streets	n/a	n/a	34-112 / 23-641 / 23-662	15'
Setbacks from Wide Streets	23-662(c)	15'	34-112 / 23-641 / 23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	34-112/23-151	n/a
LOT COVERAGE				
Interior/Through Lot	23-153	60%	34-112/23-153	70%
Corner Lot	23-153	100%	34-112/23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU	34-112 / 23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	34-112 / 23-23	325 sf/DU
PARKING				
Residential	25-23	50%	36-33/25-23	40%
Commercial	n/a	n/a	36-21	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	36-33/12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35%	36-33/12-10/25-253	25%
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	36-711	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

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