2601 86th Street, Brooklyn

Zoning Comparison Table

6/20/2025

	C8-2 Existing Zoning		R5B Existing Zoning		R5B/C2-3 Existing & Proposed Zoning		R6A Proposed Zoning (MIH)		C4-4D Proposed Zoning (MIH)	
	ZR Section #	C8-2	ZR Section #	R5B	ZR Section #	R5B/C2-3	ZR Section #	R6A (MIH)	ZR Section #	C4-4D (MIH)
USE GROUPS										
Permitted Use Groups	32-10	I, III-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR										
Residential	n/a	n/a	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	3.0	34-112 / 23-22	6.02
Qualifying Affordable / Senior Housing	n/a	n/a	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	3.9	34-112 / 23-22	7.2
Community Facility	33-123	4.8	24-11	2.0	33-121 / 24-11	2.0	24-11	3.0	33-123	6.5
Commercial	33-122	2.0	n/a	n/a	33-121	2.0	n/a	n/a	33-122	3.4
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS										
Minimum Front Yard	n/a	n/a	23-321	5'	23-321	5'	23-322	None	n/a	n/a
Minimum Side Yard	33-25	None or 8'	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	23-331 / 33-25	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	33-26	20'	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	33-26 / 23-342	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	33-432	n/a	n/a	n/a	n/a	n/a	23-432	40'	34-112 / 23-432	60'
Maximum Base Height	33-432	60'/4-Stories	23-422(c) / 23-424	35', 45'*	23-422(c) / 23-424 / 33-431	35', 45'* (Residential), 30' or 2-Stories (Commercial)	23-432	65'	34-112 / 23-432	105'***
Maximum Building Height	33-432	Sky Exposure Plane	23-422(c) / 23-424	35', 55'*	23-422(c) / 23-424 / 33-431	35', 55'* (Residential), Sky Exposure Plane (Commercial)	23-432	95'***	34-112 / 23-432	145'***
Sky Exposure Plane	33-432	2.7 to 1 (Narrow), 5.6 to 1 (Wide)	n/a	n/a	33-431	1 to 1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	33-432	20'	23-423	15'	23-423 / 33-431	15' (Residential), 20' (Commercial)	23-433	15'	34-112 / 23-433	15'
Setbacks from Wide Streets	33-432	15'	23-423	10'	23-423 / 33-431	10' (Residential), 15' (Commercial)	23-433	10'	34-112 / 23-433	10'
LOT COVERAGE										
Interior/Through Lot	n/a	n/a	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%	23-362	80%
Corner Lot	n/a	n/a	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%	23-362	100%
DENSITY										
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None	23-52	None	23-52	None	23-52	n/a
PARKING										
Residential	n/a	n/a	25-222	25%**	25-222	25%**	25-222	25%	25-222	12%
Commercial	36-20	By Use	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	n/a	n/a	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use
LOADING										
Commercial	36-62	By Use	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use

*If a qualifying residential site

**For qualifying residential sites in R5B districts, accessory off-street parking spaces can be waived when there are 75 or fewer dwelling units

***When providing qualifying affordable housing or qualifying senior housing