441-467 Prospect Avenue Rezoning, Brooklyn

Zoning Comparison Table

5/10/2023

	R5B Existing Zoning		R7-1 Proposed Zoning (MIH)	
	ZR Section #	**R5B**	**ZR Section #**	**R7-1**
USE GROUPS				
Permitted Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	1.35	23-154**	4.6
Affordable Independent Residences for Seniors	23-144	1.95	23-155	5.01
Community Facility	24-11	2.0	24-11	4.8
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	5', or as deep as adjacent front yard	n/a	n/a
Minimum Side Yard	23-461/462	8' (Detached), 4' (Semi-detached)	23-462	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'***
Maximum Base Height	23-631(e)	30'	23-664**	75'
Maximum Building Height	23-631(e)	33'	23-664**	105'/10-Stories***, 95'/9-Stories**** (w/QGF)
Maximum Height of Front Wall	23-631(e)	30'	23-664**	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-641/23-662	15'
Setbacks from Wide Streets	n/a	n/a	23-641/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	65%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	900 sf/DU, 1,350 sf/DU*	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU max
PARKING				
Residential	25-23	66%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	25%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

*For zoning lots with less than 40 feet of street frontage and existing on the effective date of establishing such districts on the zoning maps

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

***Within 100' of a wide street

****Beyond 100' of a wide street