19 Maspeth Avenue, Brooklyn

Zoning Comparison Table

9/11/2024

	C8-2 Existing Zoning		R7D/C2-4 Proposed Zoning (MIH)	
	ZR Section #	C8-2	ZR Section #	R7D/C2-4
USE GROUPS				
Permitted Use Groups	32-10	I, III-X	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	n/a	n/a	23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.6
Community Facility	33-123	4.8	24-11 / 33-121	4.2
Commercial	33-122	2.0	33-121	2.0
Commercial and Community Facility	33-123	4.8	33-121	4.2
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25	None or 8'	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	33-26	20'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	33-432	n/a	35-22 / 35-65 / 35-652 / 23-662	60'
Maximum Base Height	33-432	60'/4-Stories	35-22 / 35-65 / 35-654 / 23-664*^	95'
Maximum Building Height	33-432	Sky Exposure Plane	35-22 / 35-65 / 35-654 / 23-664*	115'/11-Stories (w/QGF)
Maximum Height of Front Wall	33-432	60'/4-Stories	35-22 / 35-65 / 35-654 / 23-664*^	95'
Sky Exposure Plane	33-432	2.7:1 Narrow / 5.6:1 Wide	n/a^	n/a
Setbacks from Narrow Streets	33-432 / 33-442	20', 15' at grade	35-22 / 35-65 / 35-652 / 23-662(c)^	15'
Setbacks from Wide Streets	33-432 / 33-442	15'	35-22 / 35-65 / 35-652 / 23-662(c)^	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153 / 35-22	65%
Corner Lot	n/a	n/a	23-153 / 35-22	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22 / 35-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23 / 35-22	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	n/a	n/a	25-80 / 36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-80 / 36-70	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-70	By Use	36-711	By Use

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

^Per ZR Section 33-40, commercial uses in R7D districts are subject to Quality Housing regulations in ZR Section 23-60