135-137 Bedford Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning (R6B)		Existing Zoning (R6A)		Proposed Zoning (R6B/C1-4)		Proposed Zoning (R6A/C1-4)	
	ZR Section #	**R6B**	**ZR Section #**	**R6A**	**ZR Section #**	**R6B/C1-4**	**ZR Section #**	**R6A/C1-4**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1, 2, 3, 4, 5, 6	22-10, 32-10	1, 2, 3, 4, 5, 6
Residential	23-153	2.0	23-153	3.0	23-153	2.0	23-153	3.0
Affordable Independent Residences for Seniors	23-155	2.2	23-155	3.9	23-155	2.2	23-155	3.9
Community Facility	24-11	2.0	24-11	3.0	33-121	2.0	33-121	3.0
Commercial	n/a	n/a	n/a	n/a	33-121	2.0	33-121	2
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	2.0	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8 feet	23-462	None or 8 feet	34-232/23-462	None or 8 feet	34-232/23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	33-26/23-47	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-662	30'	23-662	40'	34-22/35-65/35-652/23-662	30'	34-22/35-65/35-652/23-662	40'
Maximum Base Height	23-662	45'	23-662	65'	34-22/35-65/35-652/23-662	45'	34-22/35-65/35-654/23-662	65'
Maximum Building Height	23-662	55'/5-Stories	23-662	75'/7-Stories	34-22/35-65/35-652/23-662	55'/5-Stories	34-22/35-65/35-654/23-662	75'/7-Stories
Maximum Height of Front Wall	23-662	45'	23-662	65'	34-22/35-65/35-652/23-662	45'	34-22/35-65/35-654/23-662	65'
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-662	15'	23-662	15'	34-22/35-65/35-652/23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-662	10'	23-662	10'	34-22/35-65/35-652/23-662	10'	34-22/35-65/35-652/23-662	10'
LOT COVERAGE								
Interior/Through Lot	23-153	60%	23-153	65%	23-153/35-22	60% / n/a (Commecial)	23-153/35-22	65% / n/a (Commercial)
Corner Lot	23-153	100%	23-153	100%	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22/35/22	680 sf/DU	23-22/35/22	680 sf/DU
PARKING								
Residential	25-23	50%	25-23	50%	25-23/36-33	50%	25-23/36-33	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	15% or None (Transit Zone)	12-10/25-251	15% or None (Transit Zone)	12-10/25-251/36-33	15% or None (Transit Zone)	12-10/25-251/36-33	15% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	35%	12-10/25-253/36-33	35%	12-10/25-253/36-33	35%
LOADING								
Commercial	n/a	n/a	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use	36-711	By Use