581 Grant Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R5)		Proposed Zoning (R6)	
	ZR Section #	R5	ZR Section #	R6
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	1.25	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.43 (HF)
Affordable Independent Residences for Seniors	23-144	1.95	23-155	3.9
Community Facility	24-11	2.00	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	10'	n/a	n/a
Minimum Side Yard	23-461	8'	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' (QH)[1], 30' (QH)[2]
Maximum Base Height	23-631(d)	30'	23-662	65' (QH)[1], 45' (QH)[2]
Maximum Building Height	23-631(d)	40'	23-662	75' (QH)[1], 55' (QH)[2]
Maximum Height of Front Wall	23-631(d)	30'	23-662	65' (QH)[1], 45' (QH)[2]
Sky Exposure Plane	n/a	n/a	23-641	2.7:1 narrow / 5.6:1 wide
Setbacks from Narrow Streets	23-631(d)	15'	23-641/23-662	15' (QH), 20' (HF)
Setbacks from Wide Streets	23-631(d)	15'	23-641/23-662	10' (QH), 15' (HF)
OPEN SPACE				
Minimum Open Space Ratio/ Max. Lot Coverage	23-142	45%	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	60% / 65%[1] (QH)
Corner Lot	24-11	55%	23-153	100% (QH)
DENSITY				
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU
Minimum Number of Dwelling Units	23-23	300 sf/DU	23-23	325 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	85%	25-23	50% (QH), 70% (HF)
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	70%	12-10/25-253	35% (QH) / 55% (HF)
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street