150 Noll Street, Brooklyn

Zoning Comparison Table

5/29/25

	R6 Existing Zoning		R6/C2-4 Proposed Zoning	
	ZR Section #	R6	ZR Section #	R6/C2-4
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	23-22	2.2, 3.0*	23-22	2.2, 3.0*
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	3.9
Community Facility	24-11	4.8	33-121 / 24-11	4.8
Commercial	n/a	n/a	33-121	4.8
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-322	n/a	n/a	n/a
Minimum Side Yard	23-334	Two of 5' Each (Detached), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	30'**, 40'*	23-432	30'**, 40'*
Maximum Base Height	23-432^	65'	23-432^ / 33-431	65' (Residential), 60' or 4-Stories (Commercial)
Maximum Building Height	23-432^ / 23-434(b)	85'**, 95'*, 125'***	23-432^ / 23-434(b) / 33-431	85'**, 95'*, 125'*** (Residential), Sky Exposure Plane (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	23-433	15'	23-433 / 33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	23-433	10'	23-433 / 33-431	10' (Residential), 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a
PARKING				
Residential	25-222	25%	25-222	25%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

***If utilizing eligible site provisions

^When providing qualifying affordable housing or qualifying senior housing