**1584 Flatbush Avenue, Brooklyn**

Zoning Comparison Table

2/17/2025

| | C4-4A Existing Zoning | | C6-3 Proposed Zoning (MIH) | |
|---|---|---|---|---|
| | **ZR Section #** | **C4-4A** | **ZR Section #** | **C6-3 (MIH)** |
| **USE GROUPS** | | | | |
| Permitted Use Groups | 22-10 / 32-10 | I-X | 22-10 / 32-10 | I-X |
| **MAXIMUM FAR** | | | | |
| Residential | 34-112 / 23-22 | 4.0 | 34-112 / 23-22 | 7.52 |
| Qualifying Affordable Housing and Qualifying Senior Housing | 34-112 / 23-22 | 5.01 | 34-112 / 23-22 | 9.02 |
| Community Facility | 33-123 | 4.0 | 33-123 | 10.0 |
| Commercial | 33-122 | 4.0 | 33-122 | 6.0 |
| 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 / 34-232 | None or 5' (Residential), None or 8' (Commercial) | 33-25 / 34-232 | None or 5' (Residential), None or 8' (Commercial) |
| Minimum Rear Yard | 33-26 / 23-342 | 20' or 30' (Varies) (Residential), 20' (Commercial) | 33-26 / 23-342 | 20' or 30' (Varies) (Residential), 20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 34-112 / 23-432 | 40' | 34-112 / 23-432 | 60' |
| Maximum Base Height | 34-112 / 23-432 | 85'* | 33-432 / 34-112 / 23-432 | 85' or 6-Stories (Commercial), 135'* (Residential) |
| Maximum Building Height | 34-112 / 23-432 | 115'* | 33-432 / 34-112 / 23-432 / 23-434(b) | Sky Exposure Plane (Commercial), 185* or 285** (Residential) |
| Sky Exposure Plane | n/a | n/a | 33-432 | 2.7 to 1 (narrow), 5.6 to 1 (wide) |
| Setbacks from Narrow Streets | 34-112 / 23-433 | 15' | 33-432 / 34-112 / 23-433 | 20' (Commercial), 15' (Residential) |
| Setbacks from Wide Streets | 34-112 / 23-433 | 10' | 33-432 / 34-112 / 23-433 | 15' (Commercial), 10' (Residential) |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | 23-362 | 80% | 23-362 | 80% or 65%** |
| Corner Lot | 23-362 | 100% | 23-362 | 100% or 65%** |
| **DENSITY** | | | | |
| Maximum Number of Dwelling Units | 23-52 | 680 sf/DU | 23-52 | 680 sf/DU |
| Qualifying Senior Housing and Conversions | 23-52 | n/a | 23-52 | None |
| **PARKING** | | | | |
| Residential | 25-222 | 15% | 25-222 | 12% |
| Commercial | 36-21 | By Use | 36-21 | By Use |
| Qualifying Affordable Housing | 25-222 | None (Greater Transit Zone) | 25-211 | None (Greater Transit Zone) |
| Qualifying Senior Housing | 25-222 | None (Greater Transit Zone) | 25-211 | None (Greater Transit Zone) |
| Bicycle Parking (Residential) | 25-811 | 1 per 2 dwelling units (UG-II) | 25-811 | 1 per 2 dwelling units |
| Bicycle Parking (AIRS) | 25-811 | 1 per 10,000 sf | 25-811 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | 36-711 | By Use | 36-711 | By Use |
| **LOADING** | | | | |
| Commercial | 36-62 | By Use | 36-62 | By Use |

*When providing qualifying affordable housing or qualifying senior housing

**If developing pursuant to "eligible site" regulations