2959 Avenue Y Rezoning, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R5)		Proposed Zoning (R7D)	
	ZR Section #	R5	ZR Section #	R7D (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	1.25	23-154**	4.2
Affordable Independent Residences for Seniors	23-144	1.95	23-155	5.6
Community Facility	24-11	2	24-11	4.2
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' / 18 feet*	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.)	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	60'
Maximum Base Height	23-631(d)	30'	23-664**	95'
Maximum Building Height	23-631(d)	40'	23-664**	115'/11-Stories***
Maximum Height of Front Wall	23-631(d)	30'	23-664**	95'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	15'	23-662	15'
Setbacks from Wide Streets	23-631(d)	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/ Max. Lot Coverage	23-142	45%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	65%
Corner Lot	23-142	55%	23-153	100%
DENSITY				
Affordable Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU max
PARKING				
Residential	25-23	85%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	42.5% or None (Transit Zone)	12-10/25-251	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)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	25%
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 (Affordable Independent Residences for Seniors	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

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

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

***With Qualifying Ground Floor (QGF)