236 Gold Street, Brooklyn

Zoning Comparison Table

1/6/2025

	R6B Existing Zoning		C6-2A Proposed Zoning (MIH)	
	ZR Section #	R6B	ZR Section #	C6-2A
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	23-22*	2.4	34-112 / 23-22*	7.2
Community Facility	24-11	2.0	33-121 / 24-11	6.5
Commercial	n/a	n/a	33-122	6.0
Commercial and Community Facility	n/a	n/a	33-123	6.5
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	10' Total, 5' Each (Detached), None or 5' (All Other Buildings)	33-25 / 34-232	None or 8'
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	33-26 / 23-342	20' (Commercial), 30'**, 20' (At or Below 75') / 30' (Above 75')*** (Residential)
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	30'	34-112 / 23-432	60'
Maximum Base Height	23-432	45'	34-112 / 23-432*	105'
Maximum Building Height	23-432	65'*	34-112 / 23-432*	145'/14 stories (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-433	15'	34-112 / 23-433	15'
Setbacks from Wide Streets	23-433	10'	34-112 / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-362	80%	34-112 / 23-362	80%
Corner Lot	23-362	100%	34-112 / 23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	34-112 / 23-52	680 sf/DU, None****
PARKING				
Residential	25-211	None	25-211	None
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	25-211	None	25-211	None
Affordable Independent Residences for Seniors	25-211	None	25-211	None
Government Assisted Dwelling Units	25-211	None	25-211	None
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)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions