98 Third Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning (M1-2)		Proposed Zoning (R6B) (Under MIH Zoning)		Proposed Zoning (R7D/C2-4) (Under MIH Zoning)	
	ZR Section #	**M1-2**	**ZR Section #**	**R6B**	**ZR Section #**	**R7D/C2-4**
USE GROUPS	42-10	4 - 14, 16, 17	22-10 / 32-10	1, 2, 3, 4	22-10 / 32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
MAXIMUM FAR						
Residential	n/a	n/a	23-154*	2.2	23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	2.2	23-155	5.6
Community Facility	43-122	4.8	24-11	2.0	33-121	4.2
Commercial	43-12	2	n/a	n/a	33-121	2
Commercial and Community Facility	43-12	4.8	n/a	n/a	33-121	4.2
Manufacturing	43-12	2	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462	None or 8 feet	34-232/23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-662	30'	34-22/35-65/35-654/23-662	60'
Maximum Base Height	43-43	60'/4-Stories	23-662	45'	34-22/35-65/35-654/23-664*	95'
Maximum Building Height	43-43	Sky Exposure Plane	23-662	55' (5-Stories)**	34-22/35-65/35-654/23-664*	115' (11-Stories)**
Maximum Height of Front Wall	43-43	60'/4-Stories	23-662	45'	34-22/35-65/35-654/23-664*	95'
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	60%	35-23 -> 23-153	65%
Corner Lot	n/a	n/a	23-153	100% (Corner)	35-23 -> 23-153	100% (Corner)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	25-23	50%	36-33 -> 25-23	50%
Commercial	44-20	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)	36-33 -> 12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)	36-33 -> 12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	35%	36-33 -> 12-10/25-253	25%
LOADING						
Commercial	44-50	By Use	n/a	n/a	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (AIRS)	n/a	n/a	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf

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

**With #qualifying ground floors#