1463 38th Street, Brooklyn

Zoning Comparison Table

	Existing/Proposed Zoning								
	Existing Zoning (M2-1)		Existing Zoning (M1-2)	Existing Zoning (R6)		Proposed Zoning (R6B) (MIH)		Proposed Zoning (C4-4A) (R7A equivalent) (MIH)	
	ZR Section #	M2-1	M1-2	ZR Section #	R6	ZR Section #	R6B (MIH)	ZR Section #	C4-4A
USE GROUPS	42-10	5 - 14, 16, 17	4-14, 16, 17	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10/32-10	1-6, 8-10, 12
MAXIMUM FAR									
Residential	n/a	n/a	n/a	23-153/23-151	3.0 (QH)^, 2.2 (QH)^^, 2.43 (HF)	23-154*	2.2	35-30/23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	n/a	23-155	3.9	23-155	2.2	35-012/23-155	5.01
Community Facility	n/a	n/a	4.8	24-11	4.8	24-11	2	35-30/33-123	4
Commercial	43-12	2	2	n/a	n/a	n/a	n/a	35-30/33-123/33-122	4
Commercial and Community Facility	na	n/a	4.8	n/a	n/a	n/a	n/a	33-123	4
Manufacturing	43-12	2	2	n/a	n/a	n/a	n/a	n/a	n/a
YARDS									
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	None or 8'	23-462	None or 8'	23-462	None or 8 feet	33-25/23-462	None or 8 Feet
Minimum Rear Yard	43-26	20'	20'	23-47	30'	23-47	30'	33-26/23-47	30' / 20' (Commecial)
HEIGHT AND SETBACKS									
Minimum Base Height	43-43	n/a	n/a	23-662	40' (QH)^, 30' (QH)^^	23-662	30'	35-65/35-652/35-23/23-662	40'
Maximum Base Height	43-43	60'/4-Stories	60'/4-Stories	23-662	65' (QH)^, 45' (QH)^^	23-662	45'**	35-65/35-654/35-23/23-664*	75'**
Maximum Building Height	43-43	Sky Exposure Plane	Sky Exposure Plane	23-662	75' (QH)^, 55' (QH)^^ **	23-662	55'/5-Stories**	35-65/35-654/35-23/23-664*	95**/9-Stories
Maximum Height of Front Wall	43-43	60'/4-Stories	60'/4-Stories	23-662	65' (QH)^, 45' (QH)^^	23-662	45'**	35-65/35-654/35-23/23-664*	75'**
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	2.7:1 (Narrow), 5.6:1 (Wide)	23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	20'	23-641/23-662(c)	15' (QH), 20' (HF)	23-662(c)	15'	35-65/35-652/35-23/23-662	15'
Setbacks from Wide Streets	43-43	15'	15'	23-641/23-662(c)	10' (QH), 15' (HF)	23-662(c)	10'	35-65/35-652/35-23/23-662	10'
OPEN SPACE									
Minimum Open Space Ratio	n/a	n/a	n/a	23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE									
Interior/Through Lot	n/a	n/a	n/a	23-153	60% / 65%** (QH)	23-153	60%	35-23/23-153	65%
Corner Lot	n/a	n/a	n/a	23-153	100% (QH)	23-153	100%	35-23/23-153	100%
DENSITY									
Affordable Dwelling Units	n/a	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU	35-40/23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU	35-40/23-23	325 sf/DU
PARKING									
Residential	n/a	n/a	n/a	25-23	50% (QH) / 70% (HF)	25-23	50%	36-33/25-23	50%
Commercial	44-20	By Use	By Use	n/a	n/a	n/a	n/a	36-21	By Use
Manufacturing	44-20	By Use	By Use	n/a	n/a	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	n/a	n/a	n/a	12-10/25-251	None (Transit Zone)	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	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	n/a	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35%	36-33/12-10/25-253	25%
LOADING									
Commercial	44-52	By Use	By Use	n/a	n/a	n/a	n/a	36-62	By Use
Manufacturing	44-52	By Use	By Use	n/a	n/a	n/a	n/a	n/a	n/a

*When providing affordable housing units pursuant to the Mandatory Inclusionary Housing Program
**With Qualifying Ground Floor
^Within 100' of a wide street
^^Beyond 100' of a wide street