2233 Flatbush Avenue, Brooklyn

Zoning Comparison Table

11/25/2025

	R3-2 Existing Zoning		R3-2/C2-2 Existing Zoning		R6A Proposed Zoning (MIH)		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R3-2	ZR Section #	R3-2/C2-2	ZR Section #	R6A	ZR Section #	R7A/C2-4
USE GROUPS								
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR								
Residential	23-21	0.75	23-21	0.75	23-22	3.0	23-22	4.0
Qualifying Affordable / Senior Housing	23-21	1.0	23-21	0.75	23-22	3.9	23-22	5.01
Community Facility	24-111	1.0	33-121	1.6	24-111	3.0	33-121 / 24-111	4.0
Commercial	n/a	n/a	33-121	1.6	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-321	15'	23-321	15'	23-322	None	n/a	n/a
Minimum Side Yard	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	23-331 / 33-25	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-432	40'	23-432^	40'
Maximum Base Height	23-421	25' (pitched-roof)	23-421 / 33-431	25' (pitched-roof) (Residential), 30' or 2-Stories (Commercial)	23-432	65'	23-432^	85'*
Maximum Building Height	23-421 / 23-422(a)	35'	23-421 / 23-422(a) / 33-431	35' (Residential), Sky Exposure Plane (Commercial)	23-432	95'*	23-432^	115'*
Sky Exposure Plane	23-421	By Roof Type	23-421 / 33-431	By Roof Type (Residential), 1 to 1 (Commercial)	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	n/a	n/a	33-431	20'	23-433	15'	23-433^	15'
Setbacks from Wide Streets	n/a	n/a	33-431	15'	23-433	10'	23-433^	10'
LOT COVERAGE								
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%	23-362	100%
DENSITY								
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a
PARKING								
Residential	25-232	50%	25-232	50%	25-232	50%	25-232	50%, 30%**
Commercial	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-232	50%	25-232	50%	25-232	25%	25-232	12%
Qualifying Senior Housing	25-232	10%	25-232	10%	25-232	10%	25-232	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use
LOADING								
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

**In R7A districts, the parking requirement per standard dwelling units shall be reduced to 30% where the lot area is 10,000 square feet or less

^Per ZR Section 33-40, commercial uses in R7A districts are subject to Height and Setback regulations in ZR Section 23-43