2892 Nostrand Avenue, Brooklyn

Zoning Comparison Table

	Existing Zoning (R3-2)		Proposed Zoning R7A (Under MIH Zoning)		Proposed Zoning R6B/C2-4 (Under MIH Zoning)	
	ZR Section #	**R3-2**	**ZR Section #**	**R7A**	**ZR Section #**	**R6B/C2-4**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Residential	23-142	0.5	23-154*	4.6	23-154*	2.2
Affordable Independent Residences for Seniors	23-144	0.95	23-155	5.01	23-155	2.2
Community Facility	24-10	1.0	24-10	4.0	33-121	2.0
Commercial	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	15'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461/462	5' (min) /13' (total) / 8' (min)**	23-462	None or 8 feet	34-232, 23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-662	40'	34-22/35-65/35-652/23-662	30'
Maximum Base Height	23-631	21'	23-664*	75'	34-22/35-65/35-654/23-662	45'
Maximum Building Height	23-631	35'	23-664*	95'/9-Stories	34-22/35-65/35-654/23-662	55'/5-Stories
Maximum Height of Front Wall	23-631	21'	23-664*	75	34-22/35-65/35-654/23-662	45
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	65%/35%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	65%	23-153/35-22	60%
Corner Lot	n/a	n/a	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	625 sf/DU or 870 sf/DU (multi-family)	23-22	680 sf/DU	23-22/35/22	680 sf/DU
PARKING						
Residential	25-23	100%	25-23	50%	25-23/36-33	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	15%	12-10/25-251/36-33	25%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252/36-33	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	25%	12-10/25-253/36-33	35%
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-811/36-70	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	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use

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

**For semi-detached and multi-family buildings. For multi-family buildings a total of 16' is required.