2959 Avenue Y, Brooklyn

Zoning Comparison Table

1/15/25

	R5 Existing Zoning		R7D Proposed Zoning	
	ZR Section #	R5	ZR Section #	R7D (MIH)
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-21	1.5, 2.0*	23-22	5.6^
Community Facility	24-11	2.0	24-11	4.66
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10'	23-322	None
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***
HEIGHT AND SETBACKS				
Minimum Base Height	23-422	n/a	23-432	60'
Maximum Base Height	23-422(d) / 23-424	35', 45'*	23-432	95'^
Maximum Building Height	23-422(d) / 23-424	45', 55*	23-432	125'^
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-423	15'	23-433	15'
Setbacks from Wide Streets	23-423	10'	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING				
Residential	25-232	50%	25-232	50%
Commercial / Manufacturing	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-232	25%	25-232	12%
Qualifying Senior Housing	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)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

*if a qualifying residential site

**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

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