# 395 FLATBUSH AVENUE EXTN, BROOKLYN NY 11201

**Zoning Comparison Table** **Date: 06.06.25**

| | **Permitted/Required** | | | | |
|---|---|---|---|---|---|
| | **Existing Zoning** | | **Proposed Zoning** | | |
| | **ZR Section #** | **C6-4 \| R10EQ (DB)** | **ZR Section #** | **C6-12\|R12 MIH (DB)** | **C6-12\|R12 MIH (DB)** |
| | | | | **Non-Large Qualifying Site** | **Large Qualifying Site******** |
| **USE GROUPS** | ZR 22-10, ZR 32-10 | 1-4, 6-10 (I-IV, VI-X) | ZR 22-10, ZR 32-10 | 1-4, 6-10 (I-IV, VI-X) | |
| **Maximum FAR (Total)** | **ZR 101-21** | | **ZR 101-21** | 18 | 23 |
| Residential | ZR 23-22 | 12 * | ZR 23-22 | 18 * | 19* |
| Community Facility | ZR 33-123 | 10 | ZR 33-123 | 15 | |
| Commercial | ZR 33-122 | 10 | ZR 33-122 | 15 | |
| Manufacturing | N.A. | N.A. | N.A. | N.A. | |
| **YARDS** | | | | | |
| Front Yard | ZR 23-322 | NONE REQD | ZR 23-322 | NONE REQD | |
| Side Yard | ZR 23-334, ZR 33-25 | 0.00' \| 5.00' | ZR 23-334, ZR 33-25 | 0.00' \| 5.00' | |
| Rear Yard***** | ZR 23-342, ZR 33-26 | HT<75' \| MIN.20', HT>75' \| MIN.30' | ZR 23-342, ZR 33-26 | HT<75' \| MIN.20', HT>75' \| MIN.30' | |
| Lot Coverage | ZR 23-362, ZR 23-435 | BLDG.HT DEPENDENT<br>65% BLW 300'HT \| 50% ABV 300'HT | ZR 23-362, ZR 23-435 | BLDG.HT DEPENDENT<br>65% BLW 300'HT \| 50% ABV 300'HT | |
| **HEIGHT AND SETBACKS** | **ZR 101-222, ZR 101-223** | | **ZR 101-222, ZR 101-223** | | |
| Maximum Base Height | ZR 23-432 | 155FT ** \| 125FT*** | ZR 23-432 | 155FT ** | |
| Maximum Building Height | ZR 101-223, ZR 23-432 | 215FT \| 235FT **** OR TOWER | ZR 101-222, ZR 101-223 | 325FT \| 395FT **** OR TOWER | |
| Setbacks from Narrow Streets | ZR 23-433 | 15' | ZR 23-433 | 15' | |
| Setbacks from Wide Streets | ZR 23-433 | 10' | ZR 23-433 | 10' | |
| **DENSITY** | ZR 23-52 | NOT APPLICABLE | ZR 23-52 | NOT APPLICABLE | |
| **PARKING AND LOADING** | **ZR 101-50** | | **ZR 101-50** | | |
| Loading | ZR 36-62 | USE DEPENDENT | ZR 36-62 | USE DEPENDENT | |
| Parking | ZR 25-21, ZR 36-21 | NONE REQD | ZR 25-21, ZR 36-21 | NONE REQD | |
| Bike Parking | ZR 25-81, ZR 36-71 | RESIDENTIAL (UG-2) - ONE / TWO DUs<br>COMM (UG-6) - ONE PER 10,000SFT<br>COMM (UG-7) - ONE PER 7,500SFT | ZR 25-81, ZR 36-71 | RESIDENTIAL (UG-2) - ONE / TWO DUs<br>COMM (UG-6) - ONE PER 10,000SFT<br>COMM (UG-7) - ONE PER 7,500SFT | |

* WHEN PROVIDING QUALIFYING AFFORDABLE HOUSING OR QUALIFYING SENIOR HOUSING PURSUANT TO UAP OR MIH REGULATIONS

** FOR ZONING LOTS OR PORTIONS THEREOF WITHIN 100FT OF A WIDE STREET OR ON NARROW STREET BUT CONTAINING QUALIFYING AFFORDABLE HOUSING

*** FOR ZONING LOTS OR PORTIONS THEREOF ON NARROW STREET OR BEYOND 100FT OF A WIDE STREET

**** FOR BUILDINGS CONTAINING STANDARD RESIDENCES |OR| QUALIFYING AFFORDABLE HOUSING, PURSUANT TO STANDARD HEIGHT & SETBACK REGULATIONS

***** NO REAR YARD OR REAR YARD EQUIVALENT FOR ZONING LOTS OCCUPYING AN ENTIRE BLOCK

****** DEFINED PURSUANT TO ZR 101-01 AS A ZONING LOT THAT EITHER OCCUPIES AN ENTIRE BLOCK OR HAS A MINIMUIM LOT AREA OF 30,000 SFT WITH AT LEAST ONE FULL BLOCK STREET FRONTAGE.