396-400 Avenue X, Brooklyn

Zoning Comparison Table

3/23/2023

	R4 Proposed Zoning		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R4	ZR Section #	R7A/C2-4
USE GROUPS				
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 32-10	1-9, 14
MAXIMUM FAR				
Residential	23-142	0.75	23-154**	4.6
Affordable Independent Residences for Seniors	23-144	1.29	23-155	5.01
Community Facility	24-11	2.0	24-11	4.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'*	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.), 8' (Semi-detached)	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(b)	25'	23-664** / 33-431	75', 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-664**	95'/9-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b)	25'	23-664** / 33-431	75', 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	n/a	n/a	23-662(c) / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	n/a	n/a	23-662(c) / 33-431	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	45%	23-153	65%
Corner Lot	23-142	45%	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

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