962 Franklin Avenue, Brooklyn

Zoning Comparison Table

2/15/2023

	R6A Existing Zoning		R8A Proposed Zoning (MIH)		R8A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6A	ZR Section #	R8A	ZR Section #	R8A/C2-4
USE GROUPS						
Permitted Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10 / 32-10	1-9, 14
MAXIMUM FAR						
Residential	23-153	3	23-154*	7.2	23-154*	7.2
Affordable Independent Residences for Seniors	23-155	3.9	23-155	7.2	23-155	7.2
Community Facility	24-11	3.0	24-11	6.5	24-11	6.5
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	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8 feet	23-462	None or 8'	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40'	23-662	60'	23-662	60'
Maximum Base Height	23-662	65' (w/ QGF)	23-664*	105'	23-664* / 33-431	105', 85' or 6 stories (Commercial)
Maximum Building Height	23-662	75'/7-Stories (w/ QGF)	23-664*	145'/14 stories (w/ QGF)	23-664*	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	23-662	65' (w/ QGF)	23-664*	105'	23-664* / 33-431	105', 85' or 6 stories (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-662(c)	15'	23-662(c)	15'	33-431	20'
Setbacks from Wide Streets	23-662(c)	10'	23-662(c)	10'	33-431	15'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	65%	23-153	70%	23-153	70%
Corner Lot	23-153	100%	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	50%	25-23	40%	25-23	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	25%	12-10/25-253	35%
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	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	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a	36-711	By Use

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