2586 Nostrand Avenue, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R4/C2-2)		Proposed Zoning (R7A/C2-4) (Under MIH Zoning)	
	ZR Section #	R4/C2-2	ZR Section #	R7A/C2-4
USE GROUPS	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
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	24-11/33-121	4
Commercial	33-121	1	33-121	2
Commercial and Community Facility	33-121	2	33-121	4
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10 Feet / 18 Feet	n/a	n/a
Minimum Side Yard	23-461	13' (Total) / 5' (Min.)	23-462	None or 8 feet
Minimum Rear Yard	33-26	30'/ 20' (Commercial)	23-47/33-26	30'/ 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-631(b)	n/a	23-664	40'
Maximum Base Height	23-631(b)	25'	23-664*	75'
Maximum Building Height	23-631(b)	35'	23-664*	95'/9-Stories**
Maximum Height of Front Wall	23-631(b)	25'	23-664*	75'
Sky Exposure Plane	23-631(b)	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(b)	n/a	23-662	15'
Setbacks from Wide Streets	23-631(b)	n/a	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	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				
Affordable Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	325 sf/DU
PARKING				
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	25%
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%
Residential	25-23	100%	25-23	50%
Commercial	36-21	By Use	36-21	By Use
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Multi-Family Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

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

**With qualifying ground floor.