	Permitted/Required											
	Existing R6		Existing R6 w/C2-3 Overlay		Existing C4-3		Proposed R6A w / M.I.H.		Proposed R7D w/C2-4 Overlay w / M.I.H.		Proposed R7D w/C1-4 Overlay w/ M.I.H.	
Zoning Requirement	**ZR Sections**	**R6**	**ZR Sections**	**R6 w/C2-3**	**ZR Sections**	**C4-3**	**ZR Sections**	**R6A**	**ZR Sections**	**R7D / C2-4**	**ZR Sections**	**R7D / C1-4**
Use Group	**22-10**	**1,2,3,4,**	22-10, 32-00	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10, 32-00	1,2,3,4,5,6,8,9,10,12	**22-10**	**1,2,3,4**	**32-00**	**1,2,3,4,5,6,7,8,9,14**	**32-00**	**1,2,3,4,5,6**
MAXIMUM FAR												
Residential	23-153	2.43	23-153 / 35-22	2.43	35-011 / 35-22 / 35-23	2.43	23-154	3.60 MIH	23-154	5.60 MIH	23-154	5.60 MIH
Community Facility	24-11	4.80	33-121	4.80	33-123	4.80	24-11	3.00	33-121	4.20	33-121	4.20
Community Facility with Sleeping Accomodations	24-111	2.43	24-111 / 33-012 / 33-121	2.43	35-012 / 33-121	2.43	24-111	3.00	33-121	4.20	33-121	4.20
Commerical	NA	NA	33-121	2.00	33-122	3.40	NA	NA	33-121	2.00	33-121	2.00
YARDS												
Front Yard	None	0 ft	35-51	0 ft	35-51	0 ft	None	0 ft	None	0 ft	None	0 ft
Side Yard	23-462	None / 8' min. if provided	23-462 / 35-52	None / 8' min. if provided	35-32	None / 8' min. if provided	23-462	None / 8' min. if provided	23-462	None / 8' min. if provided	23-462	None / 8' min. if provided
Rear Yard Residential	23-47 / 23-53 / 23-531	30 ft	23-47 / 23-53 / 23-531	30 ft residential	23-47	30 ft	23-47 / 23-53	30 ft	23-47 / 23-53	30 ft	23-47 / 23-53	30 ft
Rear Yard Commercial / Community Facility	24-36	30 ft	33-26 / 33-281	20 ft beyond 100' from corner / 0 ft if through lot	33-26 / 33-281	20 ft beyond 100' from corner / 0 ft if through lot)	24-36	30 ft	33-26 / 33-281	20 ft beyond 100' from corner / 0 ft if through lot	33-26 / 33-281	20 ft beyond 100' from corner / 0 ft if through lot
HEIGHT AND SETBACKS												
Quality Housing												
Min. Base Height	23-662	30 ft	23-662 / 24-552 / 33-431	30 ft residential / _____	23-662 / 33-432		23-664	40 ft	35-654 /23-664	60 ft	35-654 /23-664	60 ft
Max. Base Height	23-662	45 ft	23-662 / 24-552 / 33-431	45 ft residential / 60 ft or 4 stories commercial / 60 ft or 6 stories community facility	23-662 / 33-432	45 ft residential / 60 ft or 4 stories commercial or community facility	23-664	65 ft	35-654 /23-664	95 ft	35-654 /23-664	95 ft
Max Building Height	23-662	55 ft	23-662	55 ft residential for quality housing	23-662	55 ft residential for quality housing	23-664	85 ft with Qualifying Ground Floor / 8 stories	35-654 /23-664	115 ft / 11 stories	35-654 /23-664	115 ft / 11 stories
Setbacks Narrow St	23-662	15 ft for quality housing	23-662 / 33-432	15 ft for quality housing, otherwise 20 ft	23-662 / 33-432	15 ft for quality housing, otherwise 20 ft	23-662	15 ft for quality housing	35-652 /23-662	15 ft for quality housing	35-652 /23-662	15 ft for quality housing
Setbacks Wide St	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Height Factor												
Max Height Front Wall	23-641	60 ft or 6 stories	23-641 / 24-552 / 33-341	60 ft or 6 stories residential or community facility / 60 ft of 4 stories commercial	23-641 / 33-342	60 ft or 6 stories residential / 60 ft of 4 stories commercial or community facility	N/A	N/A	N/A	N/A	N/A	N/A
Sky Exposure Plane	23-641	2.7:1 or 5.6:1	23-641 / 24-552 / 33-341	2.7:1 or 5.6:1	33-432	2.7:1 or 5.6:1	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks Narrow St	23-641 / 24-552	20 ft	23-641 / 24-552 / 33-341	20 ft	23-641 /33-341	20 ft	N/A	N/A	N/A	N/A	N/A	N/A
Setbacks Wide St	23-641 / 24-552	15 ft	23-641 / 24-552 / 33-341	15 ft	23-641 / 33-341	15 ft	N/A	N/A	N/A	N/A	N/A	N/A
Open Space	23-151	27.5 - 35.5	23-151	27.5 - 35.5	23-151	27.5 - 35.5	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	23-153 / 24-11	60% residential / 65% community facility interior or through lot / 70% community facility corner lot	23-153 / 24-11	60% residential / 65% community facility interior or through lot / 70% community facility corner lot / 100% commercial	23-153	60% residential / 65% community facility interior or through lot / 70% community facility corner lot / 100% commercial	23-153 / 24-11	65% res. Interior lot. 100% res. Corner lot community facility interior or through lot / 70% community facility corner lot	23-153 / 24-11	65% res. Interior lot. 100% res. Corner lot	23-153 / 24-11	65% res. Interior lot. 100% res. Corner lot
Density Regulations (Applies to Residential Only)	23-22	680 SF / DU	23-22 / 23-24	680 SF / DU	23-22 / 23-24	680 SF / DU	23-22 / 23-24	680 SF / DU	23-22 / 23-24	680 SF / DU	23-22 / 23-24	680 SF / DU
PARKING & LOADING												
Parking *(Note: Lot is located entirely in Transit Zone)*	25-162 / 25-18 / 25-23 / 25-31	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / 1 per 400 SF max of lot area for community facility	25-162 / 25-18 / 25-23 / 25-31 / 36-21	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / Varies for community facility and commercial by type.	25-162 / 25-18 / 25-23 / 25-31 / 36-21	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / Varies for community facility and commercial by type.	25-162 / 25-18 / 25-23 / 25-31	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / 1 per 400 SF max of lot area for community facility	25-162 / 25-18 / 25-23 / 25-31	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / 1 per 400 SF max of lot area for community facility	25-162 / 25-18 / 25-23 / 25-31	1 per 300 SF max of lot area for residential / 70% min of all DU / 50% of all quality housing DU / 1 per 400 SF max of lot area for community facility
Income Restricted	25-251	None required	25-251	None required	25-251	None required	25-251	None required	25-251	None required	25-251	None required
Loading	NA	None	36-62	Depends on Use UG6 = None for first 8,000 sf, 1 for next 17,000 sf	36-62	Depends on Use UG6 = None for first 8,000 sf, 1 for next 17,000 sf	NA	None	36-62	Depends on Use UG6 = None for first 8,000 sf, 1 for next 17,000 sf	36-62	Depends on Use UG6 = None for first 8,000 sf, 1 for next 17,000 sf

1 / Z-000 ZONING COMPARISON TABLE
12" = 1'-0"

BLAKE AVE

515 Blake Ave, Brooklyn, NY 11207

Owner
HELP Development Corp.
115 E. 13th Street
New York, NY 10003

Architect
CURTIS + GINSBERG ARCHITECTS LLP
299 Broadway, Suite 1107
New York, New York 10007

Landscape Architect
Terrain-NYC
203 Lafayette Street, 5th Floor
New York, NY 10012

No.	Date	Revision

05/15/19 ULURP SUBMISSION 4
12/03/18 DRAFT ULURP DRAWINGS

No.	Date	Submission

Title:
ZONING COMPARISON TABLE

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Job No.: 1603
Scale: Not to Scale
Drawn By: MAC
Checked By: MBM

Z-000.

Sheet No.:___ of ___

0'