699-703 Lexington Avenue, Brooklyn

Zoning Comparison Table

1/20/2025

	R6B Existing Zoning		R6A Proposed Zoning (MIH)	
	ZR Section #	R6B	ZR Section #	R6A
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-22	2.4*	23-22	3.9*
Community Facility	24-11	2.0	24-11	3.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	30'	23-432	40'
Maximum Base Height	23-432	45'	23-432	65'*
Maximum Building Height	23-432	65'*	23-432	95'*
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-433	15'	23-433	15'
Setbacks from Wide Streets	23-433	10'	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING				
Residential	25-211	None	25-211	None
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-211	None	25-211	None
Qualifying Senior Housing	25-211	None	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

*When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions