Park Avenue Rezoning, Brooklyn

Zoning Comparison Table

12/6/2023

	M1-1 Existing Zoning		M1-2 Existing Zoning		M1-4/R6-1 (MX-4) Proposed Zoning (MIH)		M1-4/R7D (MX-4) Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	M1-2	ZR Section #	M1-4/R6-1 (MX-4)	ZR Section #	M1-4/R7D (MX-4)
USE GROUPS								
Permitted Use Groups	42-10	4-14, 16, 17	42-10	4-14, 16, 17	22-10 / 42-10 / 123-20	1-4, 6-14, 16, 17	22-10 / 42-10 / 123-20	1-4, 6-14, 16, 17
MAXIMUM FAR								
Residential	n/a	n/a	n/a	n/a	123-63 / 23-154*	3.6	123-63 / 23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	123-63 / 23-155	3.9	123-63 / 23-155	5.6
Community Facility	43-122	2.4	43-122	4.8	123-62 / 24-11	3.0	123-62 / 24-11	4.2
Commercial	43-12	1.0	43-12	2.0	123-64 / 43-12	2.0	123-64 / 43-12	2.0
Commercial and Community Facility	43-122	2.4	43-122	4.8	123-64 / 24-11	3.0	123-64 / 24-11	4.2
Manufacturing	43-12	1.0	43-12	2.0	123-64 / 43-12	2.0	123-64 / 43-12	2.0
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	123-651 / 123-652	n/a	123-651 / 123-652	n/a
Minimum Side Yard	43-25	None or 8 ft	43-25	None or 8 ft	123-651 / 123-652 / 23-462 / 43-25	None or 8'	123-651 / 123-652 / 23-462 / 43-25	None or 8'
Minimum Rear Yard	43-26	20 ft	43-26	20 ft	23-47 / 43-26	30' (Residential), 20' (Manuf./Comm.)	23-47 / 43-26	30' (Residential), 20' (Manuf./Comm.)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40'**, 30'*** (Residential)	23-662	40' (Residential)
Maximum Base Height	43-43	30'/2-Stories	43-43	60'/4-Stories	123-662	60'	123-662 / 23-664*	95' (w/ QGF)
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	123-662	110'	123-662 / 23-664*	115'/11-Stories (w/ QGF)
Sky Exposure Plane	43-43	1:1 (Narrow)***, 1:1 (Wide)**	43-43	2.7:1 (Narrow)***, 5.6:1 (Wide)**	n/a	n/a	123-662	n/a
Setbacks from Narrow Streets	43-43	20'	43-43	20'	123-662	15'	123-662 / 23-664*	15'
Setbacks from Wide Streets	43-43	15'	43-43	15'	123-662	10'	123-662 / 23-664*	10'
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-151	Varies (Residential)	23-151	Varies (Residential)
LOT COVERAGE								
Interior/Through Lot	n/a	n/a	n/a	n/a	123-63 / 123-64 / 23-153	65% (Residential), n/a (Mixed-Use)	123-63 / 123-64 / 23-153	65% (Residential), n/a (Mixed-Use)
Corner Lot	n/a	n/a	n/a	n/a	123-63 / 123-64 / 23-153	100% (Residential), n/a (Mixed-Use)	123-63 / 123-64 / 23-153	100% (Residential), n/a (Mixed-Use)
DENSITY								
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	n/a	n/a	n/a	n/a	123-72 / 25-23	50%	123-72 / 25-23	50%
Manufacturing	44-20	By Use	44-20	By Use	123-71 / 44-20	By Use	123-71 / 44-20	By Use
Commercial	44-20	By Use	44-20	By Use	123-71 / 44-20	By Use	123-71 / 44-20	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a	123-72 / 12-10 / 25-251	None (Transit Zone)	123-72 / 12-10 / 25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	123-72 / 12-10 / 25-252	None (Transit Zone)	123-72 / 12-10 / 25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a	123-72 / 12-10 / 25-253	35%	123-72 / 12-10 / 25-253	25%
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a	123-72 / 25-80	1 per 2 dwelling units (UG-2)	123-72 / 25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Commercial)	44-60	By Use	44-60	By Use	123-71 / 44-60	By Use	123-71 / 44-60	By Use
LOADING								
Commercial/Manufacturing	44-52	By Use	44-52	By Use	123-71 / 44-52	By Use	123-71 / 44-52	By Use

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

**Within 100' of a wide street

***Beyond 100' of a wide street