2201-2227 Neptune Avenue, Brooklyn

Zoning Comparison Table

8/2/2023

	M1-2 Existing Zoning		M1-5/R7-3 (MX) Proposed Zoning (MIH)	
	ZR Section #	M1-2	ZR Section #	M1-5/R7-3 (MX)
USE GROUPS				
Permitted Use Groups	42-10 / 62-20	4-14, 16, 17	22-10 / 42-10 / 62-20 / 123-20	1-14, 16, 17
MAXIMUM FAR				
Residential	n/a	n/a	123-63 / 23-154* / 62-322	6.0
Affordable Independent Residences for Seniors	n/a	n/a	123-63 / 23-155 / 62-323	5.01
Community Facility	43-122 / 62-634	4.8	123-62 / 62-326 / 43-122	6.5
Commercial	43-12 / 62-634	2.0	123-64 / 43-12 / 62-634	5.0
Commercial and Community Facility	43-122 / 62-634	4.8	123-64 / 43-122 / 62-634	6.5
Manufacturing	43-12 / 62-326	2.0	123-64 / 43-12 / 62-636	5.0
YARDS				
Minimum Front Yard	n/a	n/a	123-651	n/a
Minimum Side Yard	43-25	None or 8'	123-651 / 123-652	None or 8'
Minimum Rear Yard	43-26	20'	123-652 / 123-653 / 23-47 / 43-26	30', 20' (Commercial or Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	65'
Maximum Base Height	43-43 -> 62-341	60'	62-341	65'
Maximum Building Height	43-43 -> 62-341	110'	62-341	185'
Maximum Height of Front Wall	43-43 -> 62-341	60'	62-341	65'
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-662 / 62-341	15'
Setbacks from Wide Streets	43-43	15'	123-662 / 62-341	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	62-322 / 123-63 / 123-64	70% (if Residential use only), n/a (Mixed-Use Buildings)
Corner Lot	n/a	n/a	62-322 / 123-64	70% (if Residential use only), n/a (Mixed-Use Buildings)
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	123-72 / 25-23	50%
Commercial/Manufacturing	44-20	By Use	123-71 / 44-20	By Use
Income-Restricted Housing Units	n/a	n/a	123-72 / 12-10 / 25-251	15%
Affordable Independent Residences for Seniors	n/a	n/a	123-72 / 12-10 / 25-252	10%
Government Assisted Dwelling Units	n/a	n/a	123-72 / 12-10 / 25-253	25%
LOADING				
Commercial/Manufacturing	44-52	By Use	123-71 / 44-52	By Use
Bicycle Parking (Residential)	44-52	n/a	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	123-71 / 44-60	By Use

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