535 Morgan Avenue, Brooklyn

Zoning Comparison Table

1/27/25

	M1-1 Existing Zoning		C7-1 Proposed Zoning	
	ZR Section #	M1-1	ZR Section #	C7-1
USE GROUPS				
Permitted Use Groups	42-10	I, III(B)-X	32-10	I, III-X
MAXIMUM FAR				
Residential	n/a	n/a	n/a	n/a
Community Facility	43-122	2.4	33-123	2.0
Commercial	43-12	1.0	33-122	2.0
Commercial and Community Facility	43-122	2.4	33-123	2.0
Manufacturing	43-12	1.0	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25	None or 8'
Minimum Rear Yard	43-26	20'	33-262	10' (Below 65'), 15' (Above 65'), 20' (Above 125')
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	n/a	n/a
Maximum Base Height	43-43	30'/2-Stories	33-46	45'
Maximum Building Height	43-43	Sky Exposure Plane	33-46	65'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	33-46	15'
Setbacks from Wide Streets	43-43	15'	33-46	10'
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	n/a	n/a
Corner Lot	n/a	n/a	n/a	n/a
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	n/a	n/a
Qualifying Senior Housing	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-70	By Use
LOADING				
Commercial/Manufacturing	44-52	By Use	36-62	By Use