Herkimer-Williams, Brooklyn

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (M1-2)		Proposed Zoning (M1-6)		Proposed Zoning (C6-4)	
	ZR Section #	M1-2	ZR Section #	M1-6	ZR Section #	C6-4 (MIH)
USE GROUPS						
Permitted Use Groups	42-10	I, III-X	42-10	I, III-X^	22-10 / 32-10	I-X^
MAXIMUM FAR						
Residential	n/a	n/a	n/a	n/a	34-112 / 23-22*	12.0
Community Facility	43-122	4.8	43-122	10.0	33-123	10.0
Commercial	43-12	2.0	43-12	10.0	33-122	10.0
Commercial and Community Facility	43-122	4.8	43-122	10.0	33-123	10.0
Manufacturing	43-12	2.0	43-12	10.0	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	33-25 / 34-232	None or 8' (Commercial), None or 5' (Residential)
Minimum Rear Yard	43-26	20'	43-26	20'	33-26	20'
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	43-43	n/a	34-112 / 23-432	60'
Maximum Base Height	43-43	60'/4-Stories	43-43	85'/6-Stories	33-432 / 34-112 / 23-432*	85' or 6-Stories (Commercial), 155'* (Residential)
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	33-432 / 34-112 / 23-432* / 23-434(b)	Sky Exposure Plane (Commercial), 235* or 355** (Residential)
Sky Exposure Plane	43-43	2.7 to 1 (narrow), 5.6 to 1 (wide)	43-43	2.7 to 1 (narrow), 5.6 to 1 (wide)	33-432	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	43-43	20'	33-432 / 34-112 / 23-433	20' (Commercial), 15' (Residential)
Setbacks from Wide Streets	43-44	15'	43-43	15'	33-432 / 34-112 / 23-433	15' (Commercial), 10' (Residential)
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	n/a	n/a	34-112 / 23-362	80%, 50% or 65%** (Residential Only)
Corner Lot	n/a	n/a	n/a	n/a	34-112 / 23-362	100%, 50% or 65%** (Residential Only)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	34-112 / 23-52	680 sf/DU, None***
PARKING						
Residential	n/a	n/a	n/a	n/a	34-112 / 25-222	12%
Commercial	44-21	By Use	44-21	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	n/a	n/a	34-112 / 25-222	None
Qualifying Senior Housing	n/a	n/a	n/a	n/a	34-112 / 25-222	None
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a	36-711	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	n/a	n/a	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60 / 36-711	By Use	44-60 / 36-711	By Use	36-711	By Use
LOADING						
Commercial	44-52	By Use	44-52	By Use	36-62	By Use

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

**If utilizing "eligible site" regulations

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

^Certain uses permitted subject to size, locational, special permit, and other restrictions and conditions, as specified in the ZR