Gowanus Rezoning Zoning Comparison Table

	Permitted/Required									
	Existing									
Zoning Requirement	**ZR Section #**	**C8-2**	**M1-1**	**M1-2**	**M1-4/R7-2**	**M2-1**	**M3-1**	**R6**	**R6B**	**R8A**
USE GROUPS	22-10, 32-10, 42-10	4-14, 16	4-14, 16, 17	4-14, 16, 17, 18	1-14, 16, 17	6-14, 16, 17	6-14, 16-18	1-4	1-4	1-4
Maximum FAR	--	4.8	2.4	2.4	6.5	2	2	4.8	2.0 (2.2 with IH)	6.5 (7.2 with IH)
Residential	23-14	Not permitted	Not permitted	Not permitted	3.44 (height factor; 4 (Quality Housing); 4.6 (IH)	Not permitted	Not permitted	2.43 (height factor; 3 (Quality Housing); 3.6 (IH)	2.0 (2.2 with IH)	6.02 (7.2 with IH)
Height Factor	--	N/A	N/A	N/A	0.87-3.30	N/A	N/A	0.78-2.36	N/A	
Quality Housing (wide/narrow street)	--	N/A	N/A	N/A	4.0 wide; 3.44 narrow street	N/A	N/A	3.0 wide; 2.2 narrow		
Community Facility	24-10, 33-10	2.4	2.4	4.8	4.8	N/A	N/A	4.8	2.0	6.5 (7.2 with IH)
Commercial	33-10	1.0	1.0	2.0	2.0	2.0	2.0	N/A	N/A	N/A
Manufacturing	43-10	2.4	1.0	2.0	2.0	2.0	2.0	N/A	N/A	N/A
YARDS										
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard	23-40, 33-20, 43-20	20 ft	20 ft	20 ft	30 ft residential, 20 ft other	20 ft	20 ft	30 ft	30 ft	30 ft
Open Space	23-10	N/A	N/A	N/A	15.5-25.5	N/A	N/A	27.5-37.5	N/A	N/A
Lot Coverage (corner/interior lot)	23-145		N/A	N/A	Residential: 100% corner, 65% interior lot. Community Facility: 70% corner, 65% interior lot	N/A	N/A		Residential: 100% corner, 60% interior lot. Community Facility: 80% corner, 60% interior lot	80% corner, 70% interior lot
HEIGHT AND SETBACKS										
Minimum - Maximum Height of Front Wall	23-60, 33-40, 43-40	60 ft or 4 stories	30 ft or 2 stories	60 ft or 4 stories	60 ft or 6 stories	60 ft or 4 stories	60 ft or 4 stories	60 ft or 6 stories	30-40 ft (45 ft w/ QGF)	60-85 ft (95 ft w/ QGF)
Maximum Building Height (wide/narrow street for Quality Housing)	23-60, 33-40, 43-40	N/A	N/A	N/A	80/85 ft (85 ft w/ QCF)	N/A	N/A	70/55 ft (75 ft w/ QCF)	50 ft (55 ft w/ QGF)	120 ft (125 ft w/ QGF)
Sky Exposure Plane	23-60, 33-40, 43-40	2.7/1; 5.6/1	1/1; 1/1	2.7/1; 5.6/1	2.7/1; 5.6/1	2.7/1; 5.6/1	2.7/1; 5.6/1	2.7/1; 5.6/1	N/A	N/A
Setbacks from Narrow Streets	23-60, 33-40, 43-40	20 ft	20 ft	20 ft (or 15 ft at grade)	20 ft (or 15 ft at grade)	20 ft (or 15 ft at grade)	20 ft (or 15 ft at grade)	20 ft (or 15 ft at grade)	15 ft	15 ft
Setbacks from Wide Streets	23-60, 33-40, 43-40	15 ft	15 ft	15 ft (or 10 ft at grade)	15 ft (or 10 ft at grade)	15 ft (or 10 ft at grade)	15 ft (or 10 ft at grade)	15 ft (or 10 ft at grade)	10 ft	10 ft
DENSITY	23-22	N/A	N/A	N/A	680	N/A	N/A	680	680	680
PARKING AND LOADING										
Parking - Residential	25-20	N/A	N/A	N/A	50% DU	N/A	N/A	70% DU	50%	40% DU
Loading	36-60	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	N/A

Gowanus Rezoning Zoning Comparison Table

	Permitted/Required										
	Proposed										
Zoning Requirement	**ZR Section #**	**C4-4D**	**M1-4/R6B**	**M1-4**	**M1-4/R6A**	**M1-4/R7A**	**M1-4/R7-2**	**M1-4**	**M1-4/R7X**	**R6A**	**R6B**
USE GROUPS	22-10, 32-10, 42-10	1-6, 8-10, 12	1-14, 16, 17	4-14, 16, 17	1-14, 16, 17	1-14, 16, 17	1-14, 16, 17	4-14, 16, 17	1-14, 16, 17	1-4	1-4
Maximum FAR	--	--	--	--	--	--	--	--	--	--	--
Residential	23-14, 129-20	7.52 (8.5 with IH)	2.0 (2.2 with IH)	N/A	3.0 (3.6 with IH)	4.0 (4.6 with IH)	4.4	N/A	5.0 (5.6 with IH)	3.0 (3.6 with IH)	2.0 (2.2 with IH)
Height Factor	--						--			N/A	N/A
Quality Housing (wide/narrow street)	--						--				
Community Facility	24-10, 33-10, 129-20	7.5	2.0	3.0*	3.0*	4.0*	4.0*	4.0*	5.0	3.0	2.0
Commercial	33-10, 129-20	3.4	2.0	3.0	3.0	3.0	2.0	4.0	4.0	N/A	N/A
Manufacturing	43-10, 129-20	N/A	2.0	3.0	3.0	3.0	2.0	4.0	4.0	N/A	N/A
Incentive Uses	129-20						0.3 (all permitted non-residential uses); 0.3 (Gowanus Mix)		0.2 (all permitted non-residential uses); 0.2 (Gowanus Mix)		
YARDS											
Front Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Yard	23-40, 33-20, 43-20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear Yard	23-40, 33-20, 43-20, 129-20	30 ft	30 ft	10 - 20 ft**	30 ft	30 ft	30 ft residential, 20 ft other	10 - 20 ft**	30 ft	30 ft	30 ft
Open Space	23-10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage (corner/interior lot)	23-145, 129-20	Residential: 100% corner, 60% interior lot. Community Facility: 80% corner, 60% interior lot	Residential: 100% corner, 60% interior lot. Community Facility: 80% corner, 60% interior lot	N/A	Residential: 100% corner, 65% interior lot. Community Facility: 80% corner, 60% interior lot	Residential: 100% corner, 65% interior lot. Community Facility: 80% corner, 65% interior lot	Residential: 100% corner, 65% interior lot. Community Facility: 70% corner, 65% interior lot	N/A	Residential: 100% corner, 70% interior lot. Community Facility: 80% corner, 70% interior lot	Residential: 100% corner, 65% interior lot. Community Facility: 80% corner, 60% interior lot	Residential: 100% corner, 60% interior lot. Community Facility: 80% corner, 60% interior lot
HEIGHT AND SETBACKS											
Minimum - Maximum Height of Front Wall	23-60, 33-40, 43-40, 129-20	60 - 125 ft	30-40 ft (45 ft w/ QGF)	15-755 ft	40-60 ft (65 ft w/ QGF)	40-70 ft (75 ft w/ QGF)	30-105 ft (varies by subarea/location)	15-105 ft	60-100 ft (105 ft w/ QGF)	40-60 ft (45 ft w/ QGF)	30-40 ft (45 ft w/ QGF)
Maximum Building Height***	23-60, 33-40, 43-40, 129-20	170 ft (175 ft w/ QGF)	50 ft (55 ft w/ QGF)	95 ft	70 ft (75 ft w/ QGF)	90 ft (95 ft w/ QGF)	Subarea C: 225 ft; Subarea D: 225-300 ft	145 ft	140 ft (145 ft w/ QGF)	70 ft (75 ft w/ QGF)	50 ft (55 ft w/ QGF)
Sky Exposure Plane	23-60, 33-40, 43-40	N/A	N/A		N/A					N/A	N/A
Setbacks from Narrow Streets	23-60, 33-40, 43-40, 129-20	15 ft	15 ft	15 ft	15 ft	15 ft	10-15 ft	15 ft	15 ft	15 ft	15 ft
Setbacks from Wide Streets	23-60, 33-40, 43-40, 129-20	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
DENSITY	23-22	680	680	N/A	680	680	680	N/A	680	680	680
PARKING AND LOADING											
Parking - Residential	25-20, 129-30	20% DU	20% DU	N/A	20% DU	20% DU	20% DU	N/A	20% DU	50% DU	50%
Loading	36-60, 129-30	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use	Depends on use

* CF FAR 4.8 for houses of worship

**Required rear yard depth varies by height above base plane: 10 feet if height is below 65 feet, 15 feet if height is above 65 feet and below 125 feet, and 20 feet when above 125 feet in height.

***In Manufacturing Districts or an M1 District paired with an R7A or R7X District, a building containing non-residential uses may exceed the maximum building heights by 30 feet.