39th Street and New Utrecht Avenue, Brooklyn

6/15/23

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR***	Compliance
Applicant's Properties												
5582	66	M1-2	Residential	No	2.0	1.13	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	67	M1-2	Mixed Use (Residential & Commercial)	No	2.0	1.48	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	68	M1-2	Commercial	Yes	2.0	0.85	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	48	M1-2	Parking	Yes	2.0	0.0	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	49	M1-2	Commercial	Yes	2.0	1.58	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	55	M1-2	Commercial	Yes	2.0	0.57	Yes	M1-4/R7X (MX)	Commercial	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
Other Properties												
5582	2 (p/o)	M1-2	Parking	Yes	2.0	0.0	Yes	M1-4/R7X (MX)	Parking	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	62	M1-2	Residential	No	2.0	1.44	Yes	M1-4/R7X (MX)	Residential	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	63	M1-2	Residential	No	2.0	1.51	Yes	M1-4/R7X (MX)	Residential	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	64	M1-2	Residential	No	2.0	1.45	Yes	M1-4/R7X (MX)	Residential	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5582	65	M1-2	Mixed Use (Residential & Commercial)	No	2.0	1.58	Yes	M1-4/R7X (MX)	Mixed Use (Residential & Commercial)	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	46 (p/o)	M1-2	Manufacturing	Yes	2.0	0.86	Yes	M1-4/R7X (MX)	Manufacturing	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	47 (p/o)	M1-2	Residential	No	2.0	1.03	Yes	M1-4/R7X (MX)	Residential	Yes	6.0 (res.) / 2.0 (comm./manuf.)	Yes
5583	57 (p/o)	M1-2	Manufacturing	Yes	2.0	1.0	Yes	M1-4/R7X (MX)	Manufacturing	Yes****	6.0 (res.) / 2.0 (comm./manuf.)	Yes
Total # of Lots*	**14**		**% of Conformance****	**50%**		**% Compliant**	**100%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

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

*****Majority of lot will remain in existing M1-2 district*