9th Street Rezoning

Brooklyn, NY

Zoning Comparison Table				
	Permitted/Required			
	Existing Zoning		**Proposed Zoning**	
	ZR Section #	**M2-1**	**ZR Section #**	**M1-4/R7A (Special Mixed Use District MX-22)**
USE GROUPS	42-10	6-14, 16 & 17 *	117-21/123-20	1-14, 16 & 1-14, 16 & 17
Maximum FAR (Total)			123-64, 43-12, 24-10, 123-63, 23-154	4.6
Residential		N/A	123-64, 23-154	4.6
Community Facility		N/A	123-62, 24-11	3
Commercial	43-12	2	123-64, 43-12	2
Manufacturing	43-12	2	123-64, 43-12	2
YARDS				
Front Yard	43-25	n/a	123-651	None
Side Yard	43-25	None	123-651	None
Side Yard Width	43-25	0 or 8 ft	123-651	0 or 8ft
Min. Rear Yard	43-26, 43-28	20 feet, Through lots must have 40' rear yard equivalent	123-652	30 Feet, residential, 20' Commercial, Through Lot Requirements Apply
Open Space		N/A		N/A
Max. Interior Lot Coverage	n/a	n/a	23-153	65 PCT
HEIGHT AND SETBACKS				
Max. Base Height	43-43	N/A	123-662, 23-664, 23-662	75'
Maximum Height of Front Wall	43-43	60 ft/ 4 stories	N/A	N/A
Min. Base Height	43-43	N/A	23-662	40'
Maximum Building Height	43-43, 43-44	N/A	123-662, 23-664, 23-662	95' w/ qualifying ground floor
Sky Exposure Plane	43-43	2.7 to 1		N/A
Setbacks from Narrow Streets	43-43, 43-44	20 ft (or 15 ft at grade)	23-662	15 Feet
Setbacks from Wide Streets	43-43, 43-44	15 ft (or 10 ft at grade)	23-662	10 Feet
DENSITY		N/A	23-22	680 SF DU Factor
PARKING AND LOADING				
Parking	44-21	Use Dependent, Ranges from 1 per 200 SF to 1 per 2,000 SF, sometimes not required at all	123-71, 44-21, 25-251	Residential: Waived (IRHU in Transit Zone) Commercial / Manufacturing is Use Dependent
Loading	44-52	Use Dependent	44-52 ,36-62	Use Dependent

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