1600 63rd Street, Brooklyn

Zoning Comparison Table

10/7/24

	M1-1 Existing Zoning		M1-4A Proposed Zoning	
	ZR Section #	M1-1	ZR Section #	M1-4A
USE GROUPS				
Permitted Use Groups	42-10	I, III-X	42-10	I, III-X
MAXIMUM FAR				
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Community Facility	43-122	2.4	43-132	5.0
Commercial	43-12	1.0	43-132	5.0
Commercial and Community Facility	43-122	2.4	43-132	5.0
Manufacturing	43-12	1.0	43-132	5.0
YARDS				
Minimum Front Yard	43-25	n/a	43-25	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'
Minimum Rear Yard	43-26	20'	43-262	10'*, 15'**, 20'***
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	n/a	n/a
Maximum Base Height	43-43	30'/2-Stories	43-46(a)	125'
Maximum Building Height	43-43	Sky Exposure Plane	43-46(a)	155'****
Maximum Height of Front Wall	43-43	30'/2-Stories	43-46(a)	125'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	43-46(b)	15'
Setbacks from Wide Streets	43-43	15'	43-46(b)	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	n/a	n/a
Corner Lot	n/a	n/a	n/a	n/a
DENSITY				
Affordable Dwelling Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	44-20	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a
LOADING				
Commercial	44-52	By Use	44-52	By Use
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	44-60	By Use

*Below 65 Feet

**Above 65 Feet

***Above 125 Feet

****For zoning lots with a lot area greater than or equal to 20,000 square feet, a building may exceed the maximum building height by 25 percent.