39th Street and New Utrecht Avenue, Brooklyn

Zoning Comparison Table

9/28/23

	M1-2 Existing Zoning		M1-4/R7X Proposed Zoning (MIH)	
	ZR Section #	M1-2	ZR Section #	M1-4/R7X
USE GROUPS				
Permitted Use Groups	42-10 / 62-20	4-14, 16, 17	22-10 / 42-10 / 123-20	1-14, 16, 17
MAXIMUM FAR				
Residential	n/a	n/a	23-154* / 123-63	6.0
Affordable Independent Residences for Seniors	n/a	n/a	23-155	6.0
Community Facility	43-122	4.8	24-11 / 123-62	5.0
Commercial	43-12	2.0	43-12 / 123-64	2.0
Commercial and Community Facility	43-122	4.8	43-122 / 123-64	5.0
Manufacturing	43-12	2.0	43-12 / 123-64	2.0
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 43-25 / 123-652	None or 8'
Minimum Rear Yard	43-26	20'	23-47 / 43-26 / 123-652	30', 20' (Commercial & Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	60'
Maximum Base Height	43-43	60'	23-664* / 123-662	105'
Maximum Building Height	43-43	Sky Exposure Plane	23-664* / 123-662	145'/14 stories (w/ QGF)
Maximum Height of Front Wall	43-43	60'	23-664* / 123-662	105'
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153 / 123-63 / 123-64	70% (residential), n/a (mixed-use)
Corner Lot	n/a	n/a	23-153 / 123-63 / 123-64	100% (residential), n/a (mixed-use)
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23 / 123-72	50%
Commercial/Manufacturing	44-20	By Use	44-20 / 123-71	By Use
Income-Restricted Housing Units	n/a	n/a	12-10 / 25-251 / 123-72	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10 / 25-252 / 123-72	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10 / 25-253 / 123-72	25%
LOADING				
Commercial/Manufacturing	44-52	By Use	44-52 / 123-71	By Use
Bicycle Parking (Residential)	n/a	n/a	25-811 / 123-72	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811 / 123-72	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	44-60 / 123-71	By Use

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