150 Mill Street, Brooklyn

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M1-1)		Proposed Zoning (M1-5)	
	ZR Section #	M1-1	ZR Section #	M1-5
USE GROUPS	42-10	4 - 14, 16, 17	42-10	4-14, 16 , 17
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	43-122	6.5
Commercial	43-12	1	43-12	5.0
Commercial and Community Facility	43-122	2.4	43-122	6.5
Manufacturing	43-12	1	43-12	5
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	43-25	None or 8'
Minimum Rear Yard	43-26	20'	43-26	20'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	43-43	n/a
Maximum Base Height	43-43	30'/2-Stories	43-43	85'/6-Stories
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane
Maximum Height of Front Wall	43-43	30'/2-Stories	43-43	85'/6-Stories
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	43-43	2.7:1 (Narrow), 5.6:1 (Wide)
Setbacks from Narrow Streets	43-43	20'	43-43	20'
Setbacks from Wide Streets	43-43	15'	43-43	15'
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/Manufacturing	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
Manufacturing	44-52	By Use	44-52	By Use
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial)	44-60	By Use	44-60	By Use