			Existing R6B		Existing M1-2		Existing M1-4		Existing M3-1		Proposed M2-1 (BNY)		Proposed M3-1 (BNY)		Proposed M1-4 (BNY)	
PERMITED USES			**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**	**ZR #**	**Permitted / Required**
Use Groups			22-10	UG 1-4	42-10	UG 3-4, 6-14, 16-18**	42-10	UG 3-4, 6-14, 16-18**	42-10	UG 3, 6-14, 16-18**	42-10, 144-10	UG 3, 6-14, 16-18**	42-10, 144-10	UG 3, 6-14, 16-18**	42-10, 144-10	UG 3, 6-14, 16-18**
FAR																
Residential	Height Factor			not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
	Quality Housing	*within 100' of a wide st.*	23-153	2.0												
		beyond 100' of a wide st.		2.0												
	Inclusionary Housing	*within 100' of a wide st.*		not applicable												
		beyond 100' of a wide st.		not applicable												
Community Facility			24-11	2.0	43-122	4.8	43-122	6.5		not applicable	144-211	2.0	144-211	2.0	144-211	2.0
Commercial				not applicable	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0
Manufacturing				not applicable	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0	43-12	2.0
LOT SIZE																
Minimum Lot Area				not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Minimum Lot Width																
LOT COVERAGE																
Maximum Lot Coverage	Standard			not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
	Quality Housing		23-153	Interior / through lot: 60% Corner lot: 100%												
	Tower			not applicable							144-232	40% in Barge Basin Subdistrict above SEP				
YARDS																
Minimum Front Yard				not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Side Yards Required			23-46	None	43-25	None	43-25	None	43-25	None	43-25	None	43-25	None	43-25	None
Minimum Side Yard Width			23-46	0 or 8 ft	43-25	0 or 8 ft	43-25	0 or 8 ft	43-25	0 or 8 ft	43-25	0 or 8 ft	43-25	0 or 8 ft	43-25	0 or 8 ft
Minimum Rear Yard (Residential)			23-47	30 ft		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Minimum Rear Yard (Commercial / Manufacturing)				not applicable	43-26	20 ft interior/40 ft RYE	43-26	20 ft interior/40 ft RYE	43-26	20 ft interior/40 ft RYE	144-22	None	144-22	None	144-22	None
HEIGHT & SETBACK																
Base / Front Wall Height	Standard	*within 100' of a wide st.*	23-662	Min: 30 ft Max: 40 ft (45 ft with QGF*)	43-44	Min: none Max: lesser of 60 feet or 4 stories	43-44	Min: none Max: lesser of 60 feet or 4 stories	43-44	Min: none Max: lesser of 60 feet or 4 stories	43-44, 144-232	Min. None	144-23 → 43-44	Min: none Max: lesser of 60 feet or 4 stories	144-23 → 43-44	Min: none Max: lesser of 60 feet or 4 stories
		beyond 100' of a wide st.										Max: lesser of 60 feet or 4 stories except in Barge Basin Subdistrict***				
	Tower			not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Maximum Building Height	Standard	*within 100' of a wide st.*	23-662	Max: 50 ft (55 ft / 5 stories with QGF*)	43-44	No limit (sky exposure plane)	43-44	No limit (sky exposure plane)	43-44	No limit (sky exposure plane)	144-23 → 43-44	No limit (sky exposure plane)	144-23 → 43-44	No limit (sky exposure plane)	144-23 → 43-44	No limit (sky exposure plane)
		beyond 100' of a wide st.														
	Tower			not applicable		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Sky Exposure Plane				not applicable	43-44	Wide street: 5.6 to 1 Narrow street: 2.7 to 1	43-44	Wide street: 5.6 to 1 Narrow street: 2.7 to 1	43-44	Wide street: 5.6 to 1 Narrow street: 2.7 to 1	144-23 → 43-44	Where applicable: Wide street: 5.6 to 1**** Narrow street: 2.7 to 1	144-23 → 43-44	Wide street: 5.6 to 1 Narrow street: 2.7 to 1	144-23 → 43-44	Wide street: 5.6 to 1 Narrow street: 2.7 to 1
Setbacks from Wide Streets			23-662	10 ft	43-44	15 ft	43-44	15 ft	43-44	15 ft	144-23 → 43-44	15 ft	144-23 → 43-44	15 ft	144-23 → 43-44	15 ft
Setbacks from Narrow Streets			23-662	15 ft	43-44	20 ft	43-44	20 ft	43-44	20 ft	144-23 → 43-44	20 ft*****	144-23 → 43-44	20 ft	144-23 → 43-44	20 ft
PARKING																
Residential	Individual Facility		25-22	1 space per dwelling unit		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
	Group Facility		25-23	50% of total residences		not applicable		not applicable		not applicable		not applicable		not applicable		not applicable
Community Facility			25-31	Depends on use	44-21	Depends on use	44-21	Depends on use	44-21	None	144-52; 144-56; 44-21	None with Transportation Management Plan; otherwise depends on use	144-52; 144-56; 44-21	None with Transportation Management Plan; otherwise depends on use	144-52; 144-56; 44-21	None with Transportation Management Plan; otherwise depends on use
Commercial				not applicable	44-21	Depends on use	44-21	Depends on use	44-21	Depends on use						
Manufacturing				not applicable	44-21	Depends on use	44-21	Depends on use	44-21	Depends on use						
LOADING																
Community Facility				not applicable	44-52	None		not applicable		not applicable	144-53	None	144-53	None	144-53	None
Commercial				not applicable	44-52	Depends on use	44-52	Depends on use	44-52	Depends on use	144-53	None	144-53	None	144-53	None
Manufacturing				not applicable	44-52	0 - 8,000 SF: 0 berths 8,001 - 25,000 SF: 1 berth 25,001 - 40,000 SF: 2 berths 40,001 - 60,000 SF: 3 berths Each additional 80,000 SF or fraction thereof: 1 additional berth	44-52	0 - 8,000 SF: 0 berths 8,001 - 25,000 SF: 1 berth 25,001 - 40,000 SF: 2 berths 40,001 - 60,000 SF: 3 berths Each additional 80,000 SF or fraction thereof: 1 additional berth	44-52	0 - 8,000 SF: 0 berths 8,001 - 25,000 SF: 1 berth 25,001 - 40,000 SF: 2 berths 40,001 - 60,000 SF: 3 berths Each additional 80,000 SF or fraction thereof: 1 additional berth	144-54	None; one curb cut limit for Navy Street Central Subarea, Flushing East Subarea, and Barge Basin East Subarea. Additional curb cuts permitted in Barge Basin East Subarea upon certification.	144-53	None	144-53	None

* QGF means qualifying ground floor.
** Refer to ZR 42-10 and 144-10 for more specific information on permitted uses.
*** 85 feet or 6 stories, whichever is less, in Barge Basin Subdistrict - See ZR 144-232.

**** Flushing Avenue adjacent to the Flushing East Subarea to be treated as a wide street for height and setback purposes - See ZR 144-231. In the Barge Basin Subdistrict, a SEP of 5:6:1 shall apply above a height of 85 ft along the southern boundary of the Subdistrict, along Kent Avenue and along the Barge Basin. See ZR 144-232.
***** In the Barge Basin Subdistrict, a setback of 15 ft from any #street line# and at least 80 ft from the boundary of the #Barge Basin# is also required for any building exceeding the max. base height - See ZR 144-232.