347 Flushing Avenue, Brooklyn

Zoning Comparison Table

1/7/2025

	M1-2 Existing Zoning		M1-5 Proposed Zoning		R7-1/C2-4 Proposed Zoning	
	ZR Section #	M1-2	ZR Section #	M1-5	ZR Section #	R7-1/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	42-10	I, III-X	42-10	I, III-X	22-10 / 32-10	I-X
MAXIMUM FAR						
Residential	n/a	n/a	n/a	n/a	23-22*	5.01
Community Facility	43-122	4.8	43-122	6.5	24-11	4.8
Commercial	43-12	2	43-12	5	33-121	2.0
Commercial and Community Facility	43-122	4.8	43-122	6.5	33-121	4.8
Manufacturing	43-12	2	43-12	5	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	23-322 / 34-231	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	43-26	20'	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	43-43	n/a	23-432	40'
Maximum Base Height	43-43	60'/4-Stories	43-43	85'/6-Stories	23-432 / 33-431	85'*, 60' or 4-Stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	23-432 / 23-434(b) / 33-431	105'****, 115'*****, 155'^, Sky Exposure Plane (Commercial)
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	33-431	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	43-43	20'	23-433 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	43-43	15'	23-433 / 33-431	10', 15' (Commercial)
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	n/a	n/a	23-362	80%, 50%^
Corner Lot	n/a	n/a	n/a	n/a	23-362	100%, 50%^
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-52	680 sf/DU, None^^
PARKING						
Residential	n/a	n/a	n/a	n/a	25-211	None
Commercial	44-20	By Use	44-20	None	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	n/a	n/a	25-211	None
Qualifying Senior Housing	n/a	n/a	n/a	n/a	25-211	None
Bicycle Parking (Residential)	44-52	By Use	44-52	By Use	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	44-60	By Use	36-711	By Use
LOADING						
Commercial	44-52	By Use	44-52	By Use	36-62	By Use

*When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****within 100' of a wide street

*****beyond 100' of a wide street

^if utilizing "eligible site" provisions

^^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions