1900 Shore Parkway, Brooklyn

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R4)		Existing Zoning (C3)		Proposed Zoning (M1-1)	
	ZR Section #	R4	ZR Section #	C3	ZR Section #	M1-1
USE GROUPS						
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI, VIII, IX	42-10	I, III(B)-X
MAXIMUM FAR						
Residential	23-21	1.0, 1.5*	34-112 / 23-21	0.75, 1.0*	n/a	n/a
Qualifying Affordable / Senior Housing	n/a	n/a	n/a	n/a	n/a	n/a
Community Facility	24-11	2.0	33-123	1.0	43-122	2.4
Commercial	n/a	n/a	33-122	0.5	43-12	1.0
Manufacturing	n/a	n/a	n/a	n/a	42-12	1.0
YARDS						
Minimum Front Yard	23-321	10'	34-112 / 23-321	15'	n/a	n/a
Minimum Side Yard	23-332 / 23-333	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	33-25 / 34-112 / 23-332 / 23-333	None or 8' (Commercial), Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences) (Residential)	43-25	None or 8'
Minimum Rear Yard	23-342	20' or 30' (Varies)	33-26 / 34-112 / 23-342	20' or 30' (Varies)	43-26	20'
HEIGHT AND SETBACKS						
Minimum Base Height	23-422	n/a	n/a	n/a	43-43	n/a
Maximum Base Height	23-424	35'	33-432 / 34-112 / 23-421	30' or 2-Stories (Commercial), 25' (Residential)	43-43	30' or 2-Stories
Maximum Building Height	23-421 / 23-422(a) / 23-424	35', 45*	33-432 / 34-112 / 23-421 / 23-422(a)	Sky Exposure Plane (Commercial), 35'	43-43	Sky Exposure Plane
Sky Exposure Plane	n/a	n/a	33-432 / 34-112 / 23-421	1 to 1 (Commercial), By Roof Type (Residential)	43-43	1 to 1
Setbacks from Narrow Streets	23-423	15'	33-432	15 ft min. (wide street)	43-43	20'
Setbacks from Wide Streets	23-423	10'	33-432	20 ft min. (narrow street)	43-44	15'
LOT COVERAGE						
Corner Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	34-112 / 23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	n/a	n/a
Max Interior/Through Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	34-112 / 23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	n/a	n/a
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	n/a	n/a
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	n/a	n/a
PARKING						
Residential	25-222	35%	34-112 / 25-222	35%	n/a	n/a
Commercial	n/a	n/a	36-21	By Use	44-20	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	34-112 / 25-222	None (Outer Transit Zone)	n/a	n/a
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	34-112 / 25-222	None (Outer Transit Zone)	n/a	n/a
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	34-112 / 25-811	1 per 2 dwelling units (UG-2)	n/a	n/a
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	34-112 / 25-811	1 per 10,000 sf	n/a	n/a
Bicycle Parking (Commercial / Manufacturing)	n/a	n/a	36-711	By Use	44-60	By Use
LOADING						
Commercial / Manufacturing	n/a	n/a	36-62	By Use	44-52	By Use

*If a qualifying residential site