**1160 Flushing Avenue Rezoning**

**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 |
| **Maximum FAR (Total)** | | | | |
| Residential | n/a | n/a | n/a | n/a |
| AIRS | 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 |
| Commercial and Community Facility | 43-12 | 2.4 | 43-12 | 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' | 43-25 | None or 8' |
| Minimum Rear Yard | 43-26 | 20' | 43-26 | 20' |
| Max. Interior Lot Coverage | n/a | n/a | n/a | n/a |
| Maximum Lot Coverage | n/a | n/a | n/a | n/a |
| **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 | 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' |
| **DENSITY** | | | | |
| Affordable Dwelling Units | n/a | n/a | n/a | n/a |
| **PARKING** | | | | |
| Residential | n/a | n/a | n/a | n/a |
| Commercial | 44-20 | By Use | 44-20 | By Use |
| Income-Restricted Housing Units | n/a | n/a | n/a | n/a |
| AIRS | n/a | n/a | n/a | n/a |
| Government Assisted Parking | n/a | n/a | n/a | n/a |
| **LOADING** | | | | |
| Commercial | 36-62 | By Use | 36-62 | By Use |
| Bicycle Parking (Residential) | n/a | n/a | n/a | n/a |
| Bicycle Parking (AIRS) | n/a | n/a | n/a | n/a |
| Bicycle Parking (Commercial) | 36-70 | By Use | 36-70 | By Use |