Park Avenue Rezoning, Brooklyn

Land Use, Conformance and Compliance Table

Zoning Map Amendment

1/12/2023

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR***	Compliance
Applicant's Property												
Development Site												
1715	3	M1-2	Commercial	Yes	2.00	1.80	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1715	103	M1-2	Commercial	Yes	2.00	3.00	No	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1716	3 (p/o)	M1-2	Vacant	Yes	2.00	0.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1716	61	M1-2	Commercial	Yes	2.00	1.00	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1717	60 (p/o)	M1-2	Parking	Yes	2.00	0.00	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1735	3	M1-1	Manufacturing	Yes	1.00	0.38	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1735	5	M1-1	Commercial	Yes	1.00	1.00	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1735	11	M1-1	Manufacturing	Yes	1.00	1.00	Yes	M1-4/R6-1 (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 3.6 (Res.)	Yes
1735	12	M1-1	Manufacturing	Yes	1.00	1.00	Yes	M1-4/R6-1 (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 3.6 (Res.)	Yes
1735	13	M1-1	Residential	No	1.00	0.56	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1735	14 (p/o)	M1-1	Community Facility	Yes	2.40	1.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	1	M1-1	Commercial	Yes	1.00	0.00	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1736	10	M1-1	Manufacturing	Yes	1.00	1.00	Yes	M1-4/R7D, M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	11	M1-1	Vacant	Yes	1.00	0.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	13	M1-1	Vacant	Yes	1.00	0.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes

Existing Conditions								Proposed Conditions				
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1736	18 (p/o)	M1-1	Community Facility	Yes	2.40	2.07	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	61	M1-1	Community Facility	Yes	2.40	2.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	62	M1-1	Community Facility	Yes	2.40	2.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	63	M1-1	Community Facility	Yes	2.40	1.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
Other Properties												
1715	54 (p/o)	M1-2	Manufacturing	Yes	2.00	0.24	Yes	M1-4/R6-1 (MX-4)	Industrial/Manufacturing	Yes	2.0 (Comm.)/ 3.6 (Res.)	Yes
1716	1	M1-2	Residential	No	2.00	1.35	Yes	M1-4/R6-1 (MX-4)	Residential	Yes	3.60	Yes
1716	2	M1-2	Manufacturing	Yes	2.00	1.00	Yes	M1-4/R6-1 (MX-4)	Manufacturing	Yes	2.00	Yes
1716	59	M1-2	Commmercial/ Residential	No	2.00	0.78	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1716	60	M1-2	Vacant	Yes	2.00	0.00	Yes	M1-4/R7D (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 5.6 (Res.)	Yes
1716	66	M1-2	Commmercial/ Residential	No	2.00	2.20	No	M1-4/R6-1 (MX-4)	Commmercial/ Residential	Yes	2.0 (Comm.)/ 3.6 (Res.)	Yes
1717	1	M1-2	Manufacturing	Yes	2.00	0.71	Yes	M1-4/R7D (MX-4)	Manufacturing	Yes	2.00	Yes
1717	2 (p/o)	M1-2	Vacant	Yes	2.00	0.00	Yes	M1-4/R7D (MX-4)	Vacant	Yes	2.0 (Comm.)/ 3.6 (Res.)/ 6.5 (CF)	Yes
1735	1	M1-1	Residential	No	1.00	2.43	No	M1-4/R7D (MX-4)	Residential	Yes	5.60	Yes
1735	4	M1-1	Community Facility	Yes	2.40	3.43	No	M1-4/R7D (MX-4)	Community Facility	Yes	6.50	Yes
1735	58 (p/o)	M1-1	Community Facility	Yes	2.40	1.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes

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1735	59	M1-1	Community Facility	Yes	2.40	1.00	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1735	60	M1-1	Community Facility	Yes	2.40	1.56	Yes	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1735	61	M1-1	Parking	Yes	1.00	1.20	No	M1-4/R6-1 (MX-4)	Parking	Yes	2.00	Yes
1735	62	M1-1	Manufacturing	Yes	1.00	0.56	Yes	M1-4/R6-1 (MX-4)	Manufacturing	Yes	2.00	Yes
1736	14	M1-1	Community Facility	Yes****	2.40	4.05	No	M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
1736	68	M1-1	Community Facility	Yes	2.40	1.00	Yes	M1-4/R7D, M1-4/R6-1 (MX-4)	Community Facility	Yes	6.50	Yes
Total # of Lots*	**36**		**% of Conformance****	**86%**		**% Compliant**	**83%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90*

*****Use Group 4 school use is conforming pursuant to BSA special permit under ZR 73-19 per BSA Resolution No. 97-08-BZ*