347 Flushing Avenue, Brooklyn

Zoning Comparison Table 12/13/2022 12/13/2022

	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
USE GROUPS						
Permitted Use Groups	42-10	4-14, 16, 17	42-10	4-14, 16, 17	22-10/32-10	1-9, 14
MAXIMUM FAR						
Residential	n/a	n/a	n/a	n/a	23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-155	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	n/a	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	23-462/33-25	None or 8'
Minimum Rear Yard	43-26	20'	43-26	20'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	43-43	n/a	23-662*	40' (QH)
Maximum Base Height	43-43	60'/4-Stories	43-43	85'/6-Stories	23-664*/33-431	75' (w/ QGF), 60' or 4 stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	23-664*	75'/7-Stories**, 95'/9-Stories*** (w/ QGF)
Maximum Height of Front Wall	43-43	60'/4-Stories	43-43	85'/6-Stories	23-664*/33-431	75' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	43-43	2.7:1 (Narrow), 5.6:1 (Wide)	23-641/33-431	2.7:1 narrow / 5.6:1 wide (HF) (Commercial)
Setbacks from Narrow Streets	43-43	20'	43-43	20'	23-641/23-662/33-431	15' (QH), 20' (HF), 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	43-43	15'	23-641/23-662/33-431	10' (QH), 15' (HF), 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-151	Varies
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	n/a	n/a	23-153	65% (QH)
Corner Lot	n/a	n/a	n/a	n/a	23-153	100% (QH)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-23	325 sf/DU max
PARKING						
Residential	n/a	n/a	n/a	n/a	25-23	50% (QH), 60% (HF)
Commercial	44-20	By Use	44-20	None	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	n/a	n/a	12-10/25-253	25% (QH) / 45% (HF)
LOADING						
Commercial	44-52	By Use	44-52	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	44-52	By Use	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	n/a	n/a	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	44-60	By Use	36-711	By Use

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

**Within 100' of a wide street

***Beyond 100' of a wide street