Brooklyn Yards, Brooklyn

Zoning Comparison Table

	Permitted/Required									
	Existing Zoning (M1-1)		Existing Zoning (R5)		Proposed Zoning R6 (Under MIH Zoning)		Proposed Zoning R6/C2-4 (Under MIH Zoning)		Proposed Zoning (C4-5) (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R5	ZR Section #	R6	ZR Section #	R6/C2-4	ZR Section #	C4-5
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 6, 7, 8, 9, 14	22-10/32-10	1, 2, 3, 4, 6, 7, 8, 9, 10, 12
Residential	n/a	n/a	23-142	1.25	23-154*	2.42^, 3.6^^	23-154*	2.42^, 3.6^^	34-112/23-154(d)(2)(ii)*	4.6
Community Facility	43-122	2.4	24-11	2	24-11	4.80	24-11	4.80	33-121/24-11	6.5
Commercial	43-12	1	n/a	n/a	n/a	n/a	33-121	2.00	33-122	3.4
Commercial and Community Facility	43-122	2.4	n/a	n/a	n/a	n/a	33-121	4.80	33-123	6.5
Manufacturing	43-12	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS										
Minimum Front Yard	n/a	n/a	23-45	10' / 18 feet**	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	26-462	None or 8 feet	26-462/33-25	None or 8 feet	33-25/23-462	None or 8'
Minimum Rear Yard	43-26	20'	23-47	30'	23-47	30'	23-47/33-26	30' / 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	43-43	n/a	n/a	n/a	23-662	40'	23-662	40'	35-654/23-662	40'
Maximum Base Height	43-43	30'/2-Stories	23-631(d)	30'	23-664*	65'	23-664*	65'	35-654/23-664*/33-432	75' / 60'/4s. (non-residential building)
Maximum Building Height	43-43	Sky Exposure Plane	23-631(d)	40'	23-664*	115'/11-Stories (w/QGF)	23-664*	115'/11-Stories (w/QGF)	35-654/23-664(c)*	135'/13 stories
Maximum Height of Front Wall	43-43	30'	23-631(d)	30'	23-664*	65'	23-664*	65'	35-654/23-664*	75'
Sky Exposure Plane	43-43	1:1	n/a	n/a	n/a	n/a	n/a	n/a	35-654/23-641/33-432	2.7:1 narrow / 5.6:1 wide (HF)
Setbacks from Narrow Streets	43-43	20'	23-631(d)	15'	23-662	15' / 20'	23-662/33-431	15' / 20' (non-residential building)	35-654/23-641/23-662/33-432	15' / 20' (non-residential building)
Setbacks from Wide Streets	43-43	15'	23-631(d)	15'	23-662	10' / 15'	23-662/33-431	10' / 15' (non-residential building)	35-654/23-641/23-662/33-432	10' /15' (non-residential building)
RESIDENTIAL LOT COVERAGE										
Corner Lot	n/a	n/a	23-142	55%	23-153	100%	23-153	100%	35-23/23-153	65%
Interior/Through Lot	n/a	n/a	23-142	55%	23-153	65%	23-153	65%	35-23/23-153	100%
DENSITY										
Dwelling Units	n/a	n/a	23-22	760 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	35-40/23-22	680 sf/DU
PARKING										
Residential	n/a	n/a	25-23	85%	25-23	50%	25-23	50%	25-23	50%
Commercial	44-21	By Use	n/a	n/a	n/a	n/a	36-21	By Use	36-21	By Use
Manufacturing	44-21	By Use	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	42.5% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)	12-10/25-251	None (Transit Zone)
LOADING										
Commercial	36-62	By Use	n/a	n/a	n/a	n/a	36-62	By Use	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
BICYCLE PARKING										
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	n/a	n/a	36-70	By Use	36-70	By Use

*When providing affordable housing persuant to the Inclusionary Housing Program set forth in ZR Section 23-90
**If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.
^Beyond 100' of a wide street
^^Within 100' of a wide street