1014 Brook Avenue Rezoning, Bronx

6/26/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

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 Properties												
2386	1	M1-1	Commercial	Yes	1.0	0.31	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	2	M1-1	Parking	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	5	M1-1	Commercial	Yes	1.0	0.98	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	7	M1-1	Parking	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	8	M1-1	Commercial	Yes	1.0	0.25	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	11	M1-1	Vacant	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	17	M1-1	Vacant	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	20	M1-1	Vacant	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes
2386	21	M1-1	Vacant	Yes	1.0	0.0	Yes	M1-4/R8 (MX-7)	Mixed Use (Res./Comm.)	Yes	7.2 (res.)/2.0 (comm./manuf.)	Yes

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2386	22	M1-1	Vacant	Yes	1.0	0.0	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	24	M1-1	Manufacturing	Yes	1.0	0.91	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	29	M1-1	Manufacturing	Yes	1.0	0.77	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	30	M1-1	Manufacturing	Yes	1.0	0.94	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	34	M1-1/R7-2 (MX-7)	Parking	Yes	4.0 (res.)/1.0 (comm./manuf.)	0.0	Yes	M1-4/R7-3 (MX-7)	No Change	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	65	M1-1	Manufacturing	Yes	1.0	1.0	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	66	M1-1	Manufacturing	Yes	1.0	1.0	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	67	M1-1	Manufacturing	Yes	1.0	1.52	No	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	74	M1-1	Commercial	Yes	1.0	0.78	Yes	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	164	M1-1/R7-2 (MX-7)	Manufacturing	Yes	4.0 (res.)/1.0 (comm./manuf.)	1.13	No	M1-4/R7-3 (MX-7)	Mixed Use (Res./Comm.)	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes

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Other Properties												
2386	35	M1-1/R7-2 (MX-7)	Residential	Yes	4.0 (res.)/1.0 (comm./manuf.)	1.07	Yes	M1-4/R7-3 (MX-7)	No Change	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	59 (p/o)	M1-1/R7-2 (MX-7)	Transportation/Utility	Yes	4.0 (res.)/1.0 (comm./manuf.)	1.05	No	M1-4/R7-3 (MX-7)	No Change	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
2386	136	M1-1/R7-2 (MX-7)	Vacant	Yes	4.0 (res.)/1.0 (comm./manuf.)	0.0	Yes	M1-4/R7-3 (MX-7)	No Change	Yes	6.0 (res.)/2.0 (comm./manuf.)	Yes
Total # of Lots*	**22**		**% of Conformance****	**100%**		**% Compliant**	**86%**		**% 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*