Park Avenue Rezoning, Brooklyn

Zoning Comparison Table

11/12/2025

	M1-1 Existing Zoning		M1-2 Existing Zoning		M1-4/R6-1 (MX-4) Proposed Zoning (MIH)		M1-4/R7D (MX-4) Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	M1-2	ZR Section #	M1-4/R6-1 (MX-4) (MIH)	ZR Section #	M1-4/R7D (MX-4) (MIH)
USE GROUPS								
Permitted Use Groups	42-10	I, III(B)-X	42-10	I, III(B)-X	22-10 / 42-10 / 123-20	I-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR								
Residential	n/a	n/a	n/a	n/a	123-622 / 23-22	3.0	123-622 / 23-22	4.66
Qualifying Affordable / Senior Housing	n/a	n/a	n/a	n/a	123-622 / 23-22	3.9	123-622 / 23-22	5.6
Community Facility	43-122	2.4	43-122	4.8	123-621 / 24-11	4.8	123-621 / 24-11	4.66
Commercial	43-12	1.0	43-12	2.0	123-623(a) / 43-12	2.0	123-623(a) / 43-12	2.0
Manufacturing	43-12	1.0	43-12	2.0	123-623(a) / 43-12	2.0	123-623(a) / 43-12	2.0
YARDS								
Minimum Front Yard	n/a	n/a	n/a	n/a	123-631	n/a	123-631	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'	123-631	None or 5' (Residential)	123-631	None or 5' (Residential)
Minimum Rear Yard	43-26	20'	43-26	20'	23-342 / 43-26	20' or 30' (Varies)(Residential), 20' (Commercial/Manufacturing)	23-342 / 43-26	20' or 30' (Varies)(Residential), 20' (Commercial/Manufacturing)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	43-43	n/a	123-652(b)	40'	123-652(a) / 23-432	60'
Maximum Base Height	43-43	30'/2-Stories	43-43	60'/4-Stories	123-652(b)	65'	123-652(a) / 23-432	95'*
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane	123-652(b)	125'	123-652(a) / 23-432	125'*
Sky Exposure Plane	43-43	1 to 1	43-43	2.7 to 1 (Narrow), 5.6 to 1 (Wide)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	43-43	20'	123-652(b) / 23-433	15'	123-652(a) / 23-433	15'
Setbacks from Wide Streets	43-43	15'	43-43	15'	123-652(b) / 23-433	10'	123-652(a) / 23-433	10'
LOT COVERAGE								
Interior/Through Lot	n/a	n/a	n/a	n/a	123-632 / 23-362	80% (Residential), n/a (Mixed-Use)	123-632 / 23-362	80% (Residential), n/a (Mixed-Use)
Corner Lot	n/a	n/a	n/a	n/a	123-632 / 23-362	100% (Residential), n/a (Mixed-Use)	123-632 / 23-362	100% (Residential), n/a (Mixed-Use)
DENSITY								
Maximum Number of Dwelling Units	n/a	n/a	n/a	n/a	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	n/a	n/a	23-52	None	23-52	None
PARKING								
Residential	n/a	n/a	n/a	n/a	123-72 / 25-211	None (Inner Transit Zone)	123-72 / 25-211	None (Inner Transit Zone)
Commercial / Manufacturing	44-20	By Use	44-20	By Use	123-71 / 44-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	n/a	n/a	n/a	n/a	123-72 / 25-211	None (Inner Transit Zone)	123-72 / 25-211	None (Inner Transit Zone)
Qualifying Senior Housing	n/a	n/a	n/a	n/a	123-72 / 25-211	None (Inner Transit Zone)	123-72 / 25-211	None (Inner Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a	123-72 / 25-811	1 per 2 dwelling units (UG-2)	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	n/a	n/a	123-72 / 25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	44-60	By Use	123-71 / 44-60 / 36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING								
Commercial/Manufacturing	44-52	By Use	44-52	By Use	123-71 / 44-52	By Use	123-71 / 44-52	By Use

*When providing qualifying affordable housing or qualifying senior housing