46 Nelson Street Rezoning, Brooklyn

Zoning Comparison Table

6/19/2024

	M1-1 Existing Zoning		M1-2A/R6A (MX) Proposed Zoning (MIH)		M1-2A/R7A (MX) Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	M1-2A/R6A (MX)	ZR Section #	M1-2A/R7A (MX)
USE GROUPS						
Permitted Use Groups	42-10	4, 6-14, 16, 17	22-10 / 42-10	1-14, 16, 17	22-10 / 42-10	1-14, 16, 17
MAXIMUM FAR						
Residential	n/a	n/a	123-63 / 23-154*	3.6	123-63 / 23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	123-63 / 23-155	3.9	123-63 / 23-155	5.01
Community Facility	43-122	2.4	123-62 / 24-11	3.0	123-62 / 24-11	4.0
Commercial	43-12	1.0	123-64 / 43-132	3.0	123-64 / 43-132	3.0
Commercial and Community Facility	43-122	2.4	123-64 / 43-132	3.0	123-64 / 43-132	4.0
Manufacturing	43-12	1.0	123-64 / 43-132	3.0	123-64 / 43-132	3.0
YARDS						
Minimum Front Yard	n/a	n/a	123-651 / 123-652	n/a	123-651 / 123-652	n/a
Minimum Side Yard	43-25	None or 8'	123-651 / 123-652	None or 8 feet	123-651 / 123-652	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47 / 43-262	30', 10-20' (Manufacturing)	23-47 / 43-262	30' / 10-20' (Manufacturing)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	123-662 / 23-662	40'	123-662 / 23-662	40'
Maximum Base Height	43-43	30'/2-Stories	123-66 / 43-46(a) / 23-664*	65'	123-66 / 43-46(a) / 23-664*	75'
Maximum Building Height	43-43	Sky Exposure Plane	123-66 / 43-46(a) / 23-664*	95'	123-66 / 43-46(a) / 23-664*	95'
Sky Exposure Plane	43-43	1:1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-66 / 43-46(b) / 23-662	15'	123-66 / 43-46(b) / 23-662	15'
Setbacks from Wide Streets	43-43	15'	123-66 / 43-46(b) / 23-662	10'	123-66 / 43-46(b) / 23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	65%	23-153	65%
Corner Lot	n/a	n/a	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	123-72 / 25-23	50%	123-72 / 25-23	50%
Commercial / Manufacturing	44-20	By Use	123-71 / 44-21	None (Transit Zone)	123-71 / 44-21	None (Transit Zone)
Income-Restricted Housing Units	n/a	n/a	123-72 / 12-10 / 25-251	None (Transit Zone)	123-72 / 12-10 / 25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	123-72 / 12-10 / 25-252	None (Transit Zone)	123-72 / 12-10 / 25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	123-72 / 12-10 / 25-253	35%	123-72 / 12-10 / 25-253	25%
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	44-60	By Use	44-60	By Use
LOADING						
Manufacturing	44-52	By Use	123-71 / 44-52	By Use	123-71 / 44-52	By Use