46 Nelson Street Rezoning, Brooklyn

Zoning Comparison Table

4/10/2025

	M1-1 Existing Zoning		M1-2A/R6A (MX-5) Proposed Zoning (MIH)		M1-2A/R7A (MX-5) Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	M1-2A/R6A (MX-5)	ZR Section #	M1-2A/R7A (MX-5)
USE GROUPS						
Permitted Use Groups	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	123-622 / 23-22	3.0	123-622 / 23-22	4.0
Qualifying Affordable / Senior Housing	n/a	n/a	123-622 / 23-22	3.9	123-622 / 23-22	5.01
Community Facility	43-122	2.4	123-621 / 24-11	3.0	123-621 / 24-11	4.0
Commercial	43-12	1.0	123-623(a) / 43-132	3.0	123-623(a) / 43-132	3.0
Manufacturing	43-12	1.0	123-623(a) / 43-132	3.0	123-623(a) / 43-132	3.0
YARDS						
Minimum Front Yard	n/a	n/a	123-631	n/a	123-631	n/a
Minimum Side Yard	43-25	None or 8'	123-631	None or 5'	123-631	None or 5'
Minimum Rear Yard	43-26	20'	23-342 / 43-262	20' or 30' (Varies) (Residential), 10-20' (Manufacturing)	23-342 / 43-262	20' or 30' (Varies) (Residential), 10-20' (Manufacturing)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-432	40'	23-432	40'
Maximum Base Height	43-43	30'/2-Stories	123-652(a) / 23-432 / 43-46	65'	123-652(a) / 23-432	85'*
Maximum Building Height	43-43	Sky Exposure Plane	123-652(a) / 43-46	95'	123-652(a) / 23-432	115'*
Sky Exposure Plane	43-43	1:1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-652(a) / 23-433 / 43-46	15'	123-652(a) / 23-433 / 43-46	15'
Setbacks from Wide Streets	43-43	15'	123-652(a) / 23-433 / 43-46	10'	123-652(a) / 23-433 / 43-46	10'
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	123-632 / 23-362	80% (Residential Only), None (Non-Residential Buildings)	123-632 / 23-362	80% (Residential Only), None (Non-Residential Buildings)
Corner Lot	n/a	n/a	123-632 / 23-362	100% (Residential Only), None (Non-Residential Buildings)	123-632 / 23-362	100% (Residential Only), None (Non-Residential Buildings)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None	23-52	None
PARKING						
Residential	n/a	n/a	123-72 / 25-222	25%	123-72 / 25-222	15%
Commercial / Manufacturing	44-20	By Use	123-71 / 44-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	n/a	n/a	123-72 / 25-222	None	123-72 / 25-222	None
Qualifying Senior Housing	n/a	n/a	123-72 / 25-222	None	123-72 / 25-222	None
Bicycle Parking (Residential)	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	123-72 / 25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	123-71 / 44-60 / 36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING						
Manufacturing	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