

34 SOUTH 1ST STREET
Williamsburg | Brooklyn, New York

ZONING

ZONING OVERVIEW

BLOCK + LOT	BLOCK 2403 ; LOT 15 INTERIOR LOT
ZONING DISTRICT	ZONE M3-1
ZONING LOT AREA	9,500 SF
LOT FRONTAGE	95 FT
LOT DEPTH	100.83 FT
MAX F.A.R	2.0 (2.2 for expansion of existing manufacturing use)
MAX FLOOR AREA	19,000 SF (20,900 sf for expansion of exist. manuf. use)
BUILDING SETBACK	MAX BASE HEIGHT 60' BEFORE SETBACK
REQUIRED YARDS	20' MINIMUM REQUIRED REAR YARD* * <u>ZR 43-23: 1ST STORY AS PERMITTED OBSTRUCTION IF NOT EXCEEDING 23' IN HEIGHT</u>
PERMITTED USES	RETAIL AND COMMERCIAL USE GROUPS 6-14 GENERAL SERVICE USE GROUP 16 MANUFACTURING USE GROUPS 17-18



ZONING OVERVIEW

REQUIRED PARKING

**REQUIRED ACCESSORY MANUFACTURING PARKING
1 PER 300 SF**

ZR 44-21: SEE TABLE FOR ALL USES

**MANUFACTURING OR SEMI-INDUSTRIAL USES (WITH A
MINIMUM OF EITHER 7,500 SF OR 15 EMPLOYEES)
1 PER 1,000 SF**

**STORAGE OR MISCELLANEOUS USES (WITH A MINIMUM
OF EITHER 10,000 SF OR 15 EMPLOYEES)
1 PER 2,000 SF**

**FOOD STORES ≥ 2,000 SF PER ESTABLISHMENT
USES IN PRC-A IN USE GROUP 6
1 PER 200 SF**

**GENERAL RETAIL/SERVICE; FOOD STORES < 2,000 SF
USES IN PRC-B1 IN U.G. 6-11, 13, 14, OR 16, OR WHEN
PERMITTED BY SPECIAL PERMIT
1 PER 300 SF**

**COMMERCIAL: USES IN PRC-C (U.G. 6, 7, 9, 13, 14 OR 16)
1 PER 600 SF**

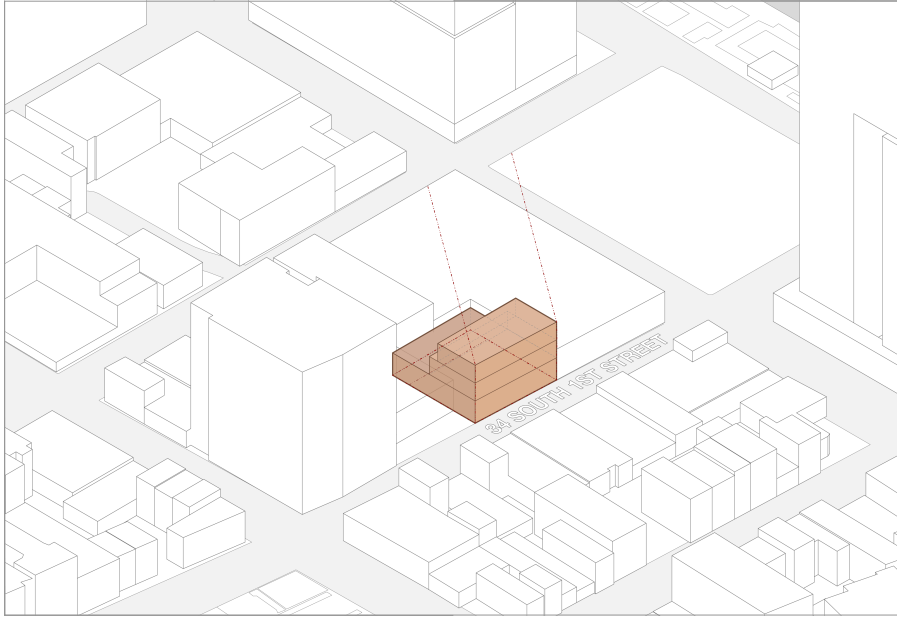
**PLACES OF ASSEMBLY: USES IN PRC-D IN U.G. 6, 8-10
OR 12, OR WHEN PERMITTED BY SPECIAL PERMIT
1 PER 8 PERSONS RATED CAPACITY**

WAIVED PARKING

ZR 44-23: 15 SPACES

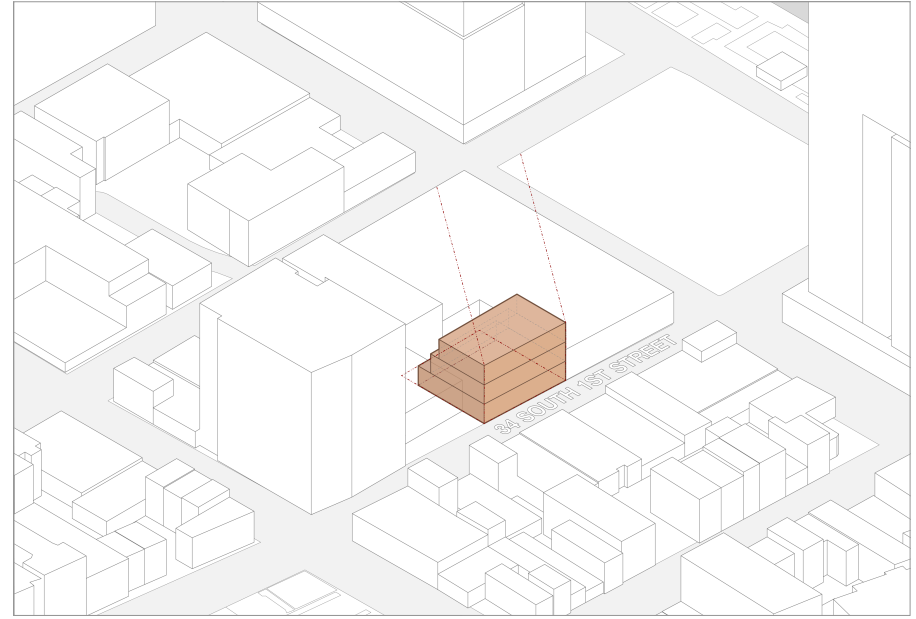


BULK DEVELOPMENT OPTIONS



DEVELOPMENT SCENARIO I: NO REAR YARD PROVIDED

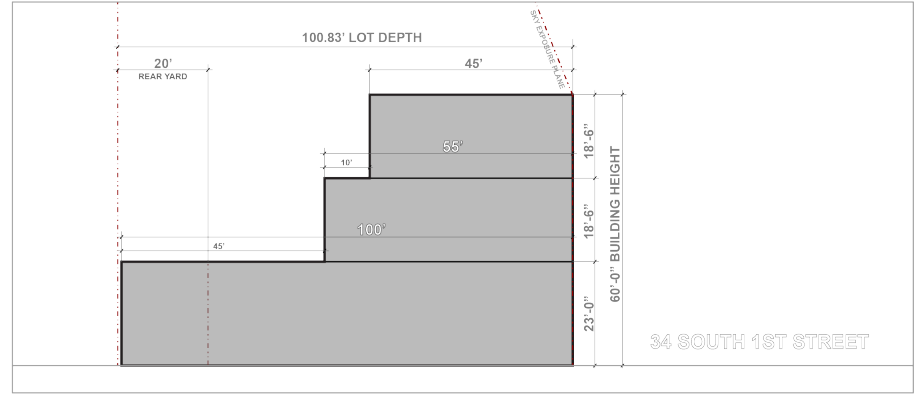
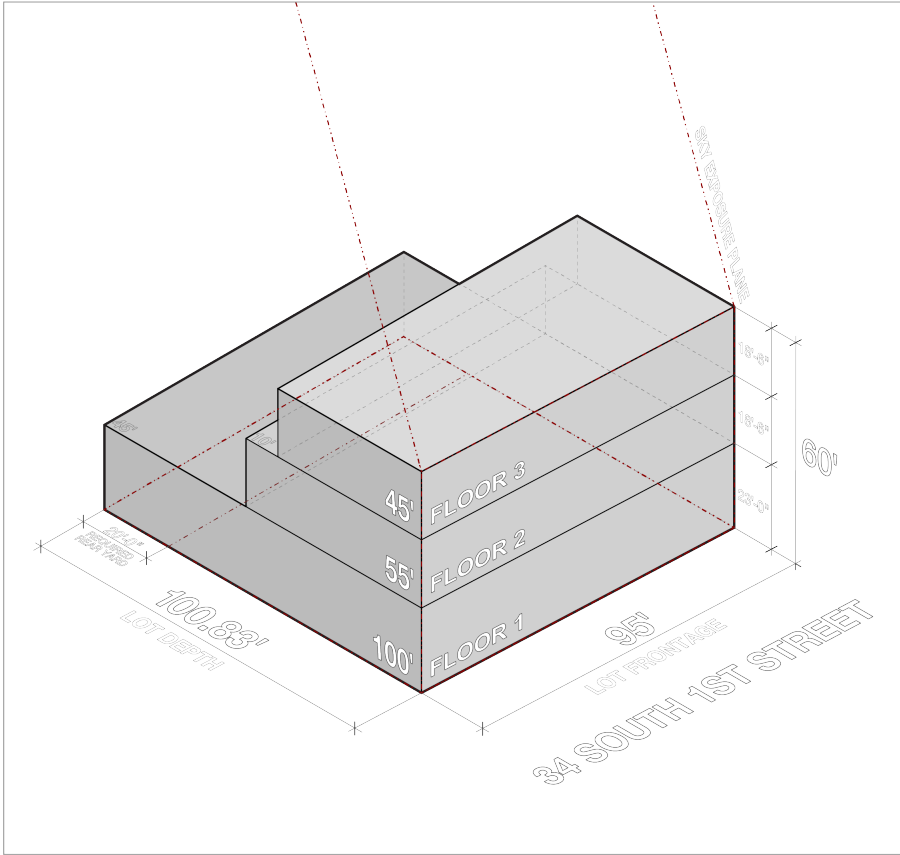
- 1st story to be NO HIGHER than 23' to be permitted obstruction
- upper levels to comply with required rear yard setback until 2.0 FAR is fulfilled
- 10' terrace provided for upper level
- **2.0 FAR x 9,500 SF LOT AREA = 19,000 TOTAL SF ALLOWABLE**



DEVELOPMENT SCENARIO II: REAR YARD PROVIDED

- 20' minimum rear yard to provided, with building configuration to accommodate footprint until max 2.0 FAR is fulfilled
- 10' terrace provided for upper level
- **2.0 FAR x 9,500 SF LOT AREA = 19,000 TOTAL SF ALLOWABLE**

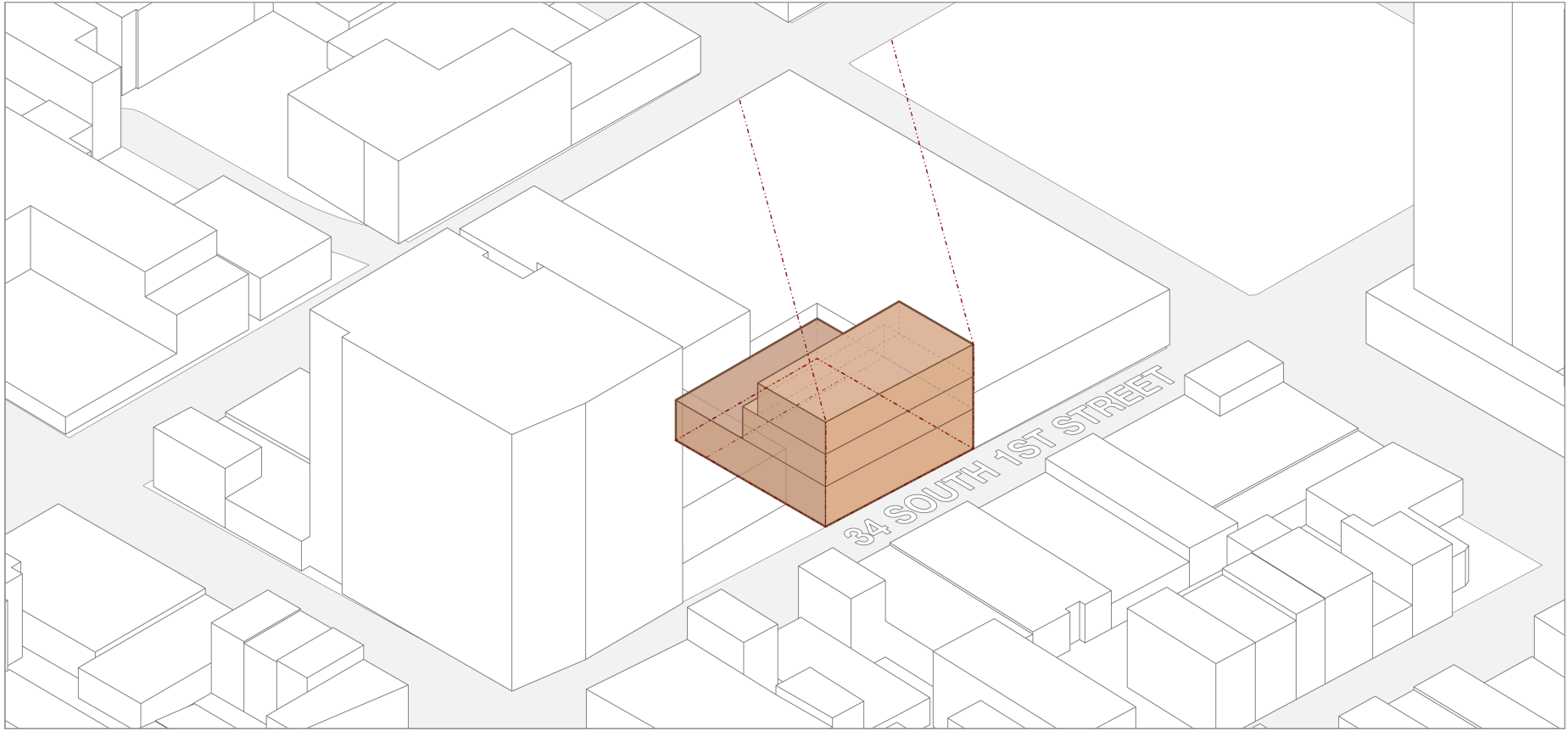
DEVELOPMENT SCENARIO I



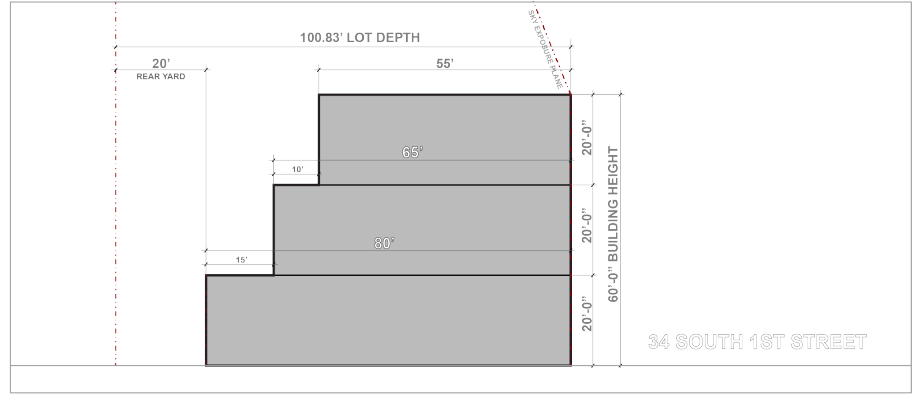
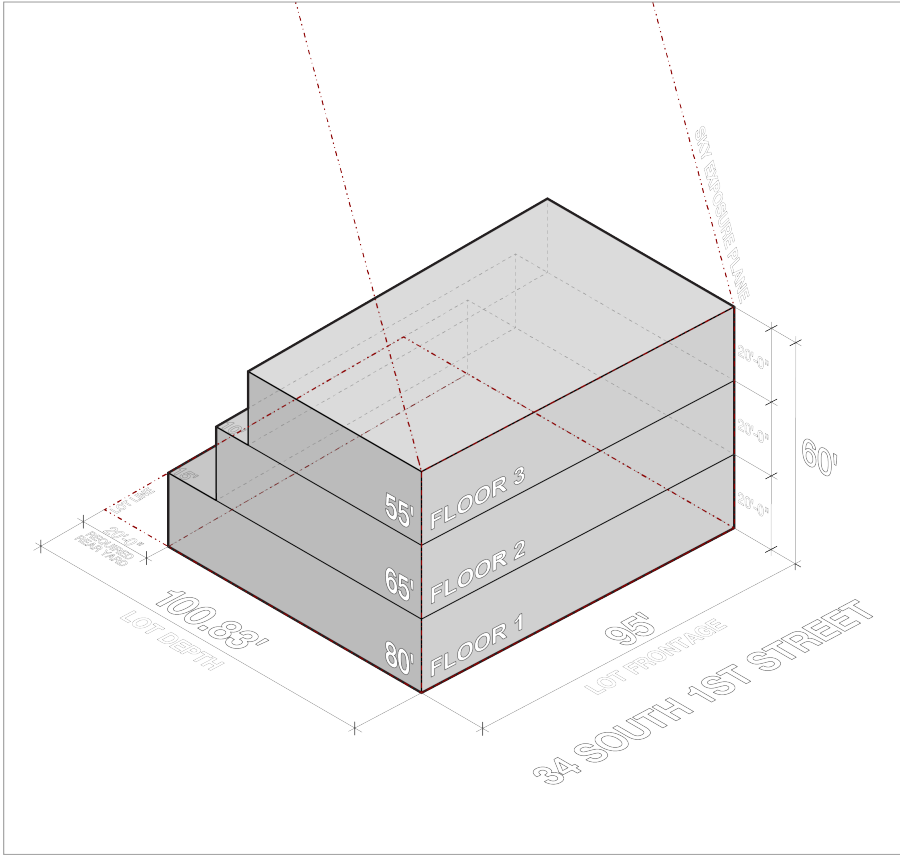
DEVELOPMENT SCENARIO I: NO GROUND LEVEL REAR YARD PROVIDED

FLOOR	HEIGHT	DEPTH	FLOOR AREA
01	23'	100' (MAX HEIGHT W/O REAR YARD)	9,500 SF
02	18.5'	55' (WITH 20' REAR YARD PROVIDED)	5,225 SF
03	18.5'	45' (WITH 10' TERRACE)	4,275 SF
TOTAL	60'	MAX BASE HEIGHT PRIOR TO SETBACK	19,000 SF

DEVELOPMENT SCENARIO I



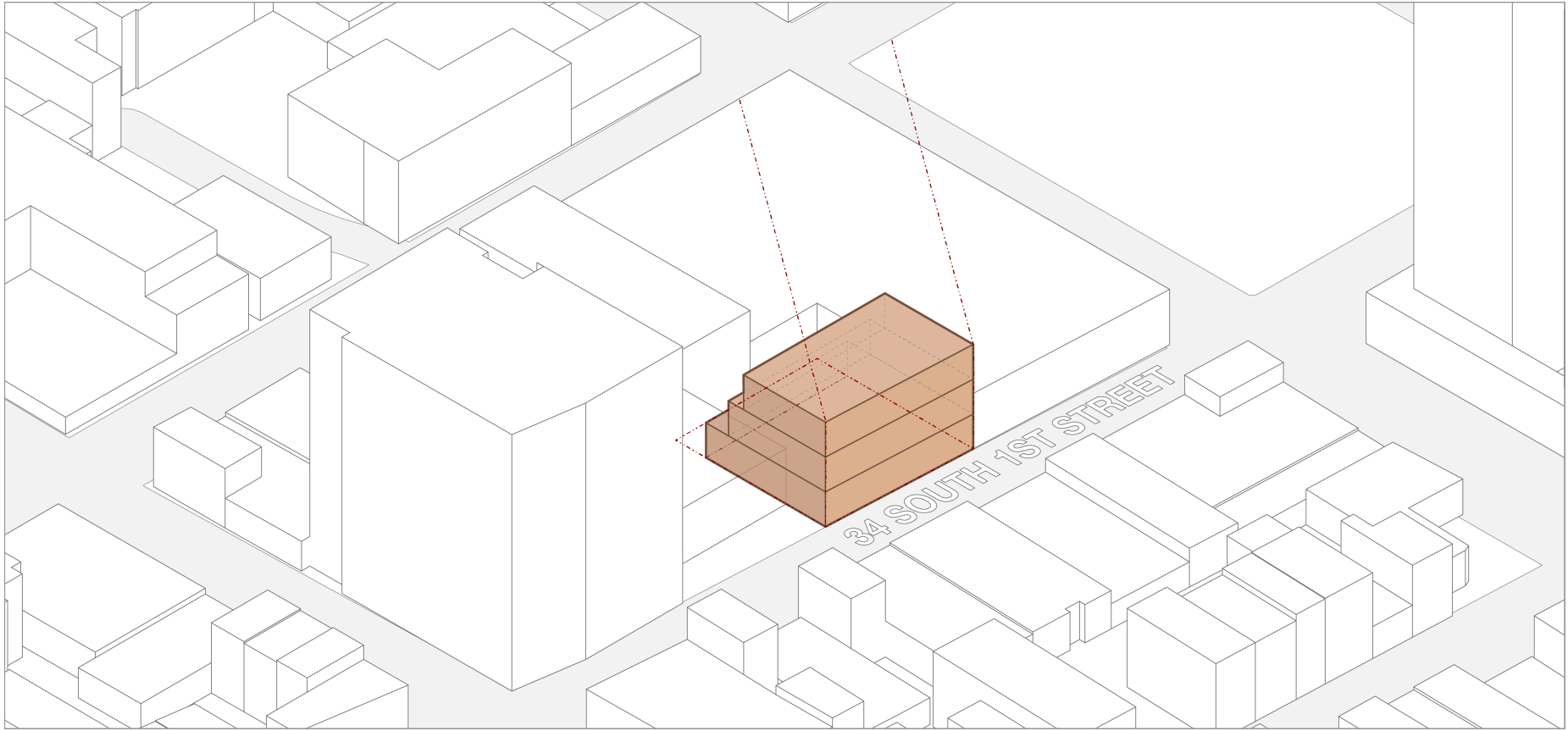
DEVELOPMENT SCENARIO II



DEVELOPMENT SCENARIO II: REAR YARD PROVIDED

FLOOR	HEIGHT	DEPTH	FLOOR AREA
01	20'	80' (WITH 20' REAR YARD PROVIDED)	7,600 SF
02	20'	65' (WITH 20' REAR YARD PROVIDED)	6,175 SF
03	20'	55' (WITH 10' TERRACE)	5,225 SF
TOTAL	60'	MAX BASE HEIGHT PRIOR TO SETBACK	19,000 SF

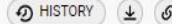
DEVELOPMENT SCENARIO II



ZR 43-121: EXPANSION OF EXISTING MANUFACTURING BUILDINGS

43-121 Expansion of existing manufacturing buildings

LAST AMENDED 5/29/2019



M1 M2 M3

In all districts, as indicated, where a *building or other structure* used for a conforming *manufacturing use* was in existence prior to December 15, 1961, such *building or other structure* may be expanded for a *manufacturing use*. Such expansion may consist of an *enlargement*, or additional *development*, on the same *zoning lot*, provided that:

- (a) the resulting total *floor area* shall not be greater than:
 - (1) 150 percent of the *floor area* existing on December 15, 1961; or
 - (2) 110 percent of the maximum *floor area* otherwise permitted under the provisions of Section 43-12 (Maximum Floor Area Ratio).
- (b) the resulting *floor area ratio* shall not exceed the highest of:
 - (1) 150 percent of the maximum *floor area ratio* otherwise permitted under the provisions of Section 43-12;
 - (2) 110 percent of the *floor area ratio* existing on December 15, 1961; or
 - (3) a *floor area ratio* of 2.4, provided that in the event this paragraph, (b)(3), is utilized, the City Planning Commission shall administratively certify and the City Council approve, that such expansion will not adversely affect the surrounding area.

Within M3-2 Districts in the portion of Queens Community District 2 located within a Subarea 2 Designated Area (as set forth in APPENDIX J of this Resolution), the provisions of this Section shall also apply where a *building or other structure* on a *zoning lot* larger than two acres used for a conforming *manufacturing use* was in existence prior to December 31, 1965.

The parking reduction provisions of Section 44-27 (Special Provisions for Expansion of Existing Manufacturing Buildings) shall apply to such expansion.

If subject property can be prove to be of manufacturing use prior to December 15, 1961, floor area options for manufacturing expansions:

(a) RESULTING TOTAL FLOOR AREA
(1) 150% floor area ratio (as of 12/15/1961)
DOES NOT PROVIDE MORE FAR / FLOOR AREA

(2) 110% max floor area (as per ZR 43-12)
 MAX FLOOR AREA: 19,000 SF
 19,000 x 1.1 = **20,900 SF** (1,900 SF MORE)

(b) RESULTING FLOOR AREA RATIO
(1) 150% max floor area ratio (as per ZR 43-12)
 MAX FLOOR AREA RATIO: 2.0 x 1.5 = **3 FAR**
 9,500 x 3 = **28,500 SF** (9,500 SF MORE)

(2) 110% floor area ratio (as of 12/15/1961)
 SAME AS (a)(2)

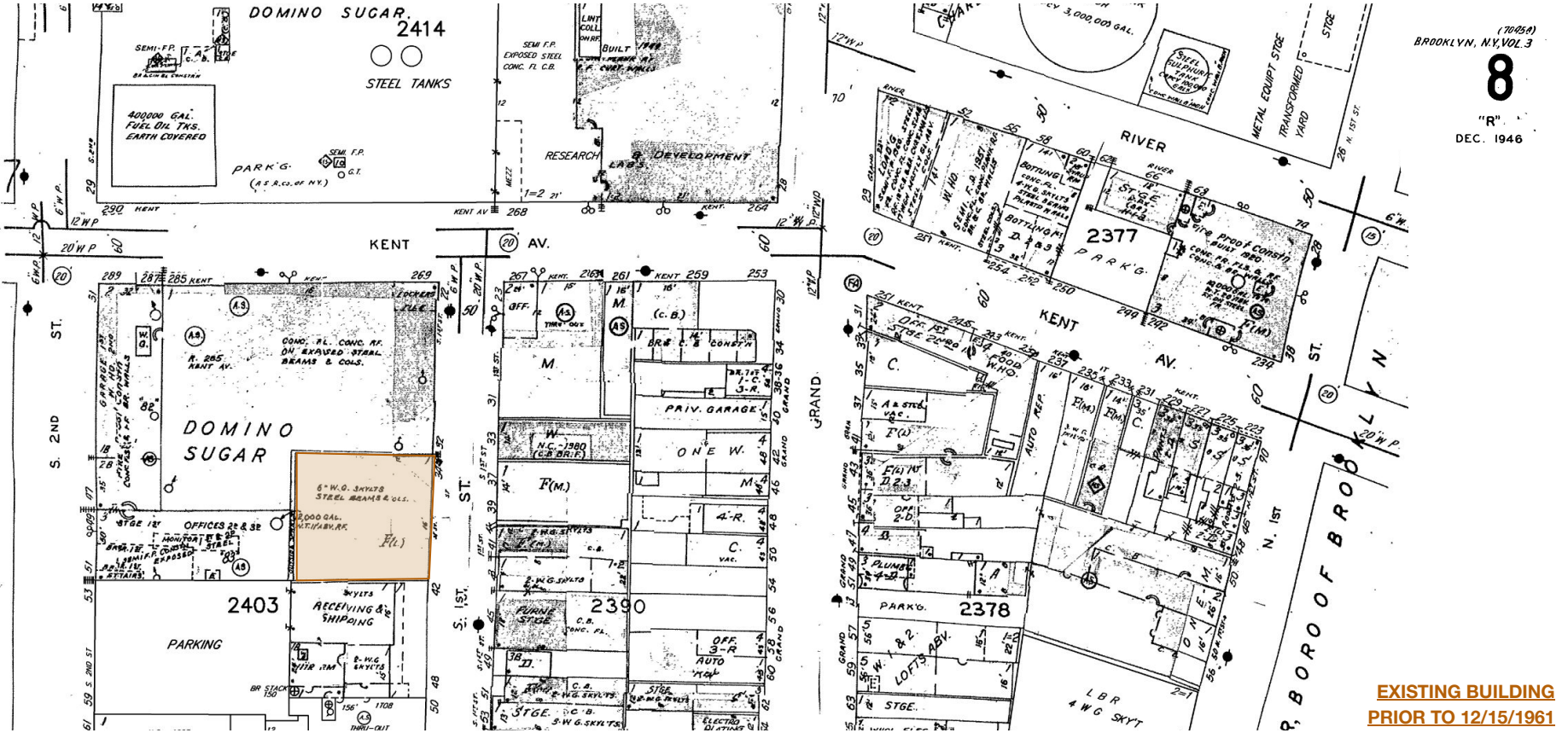
(3) a floor area ratio of 2.4 (meeting criteria)
2.4 FAR = 9,500 x 2.4 = 22,800 SF (3,500 SF MORE)

If manufacturing conditions are met, the following parking provisions apply as well:

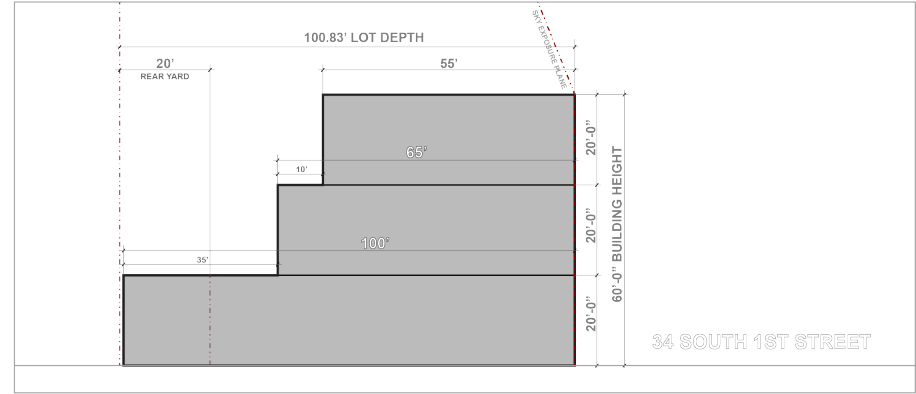
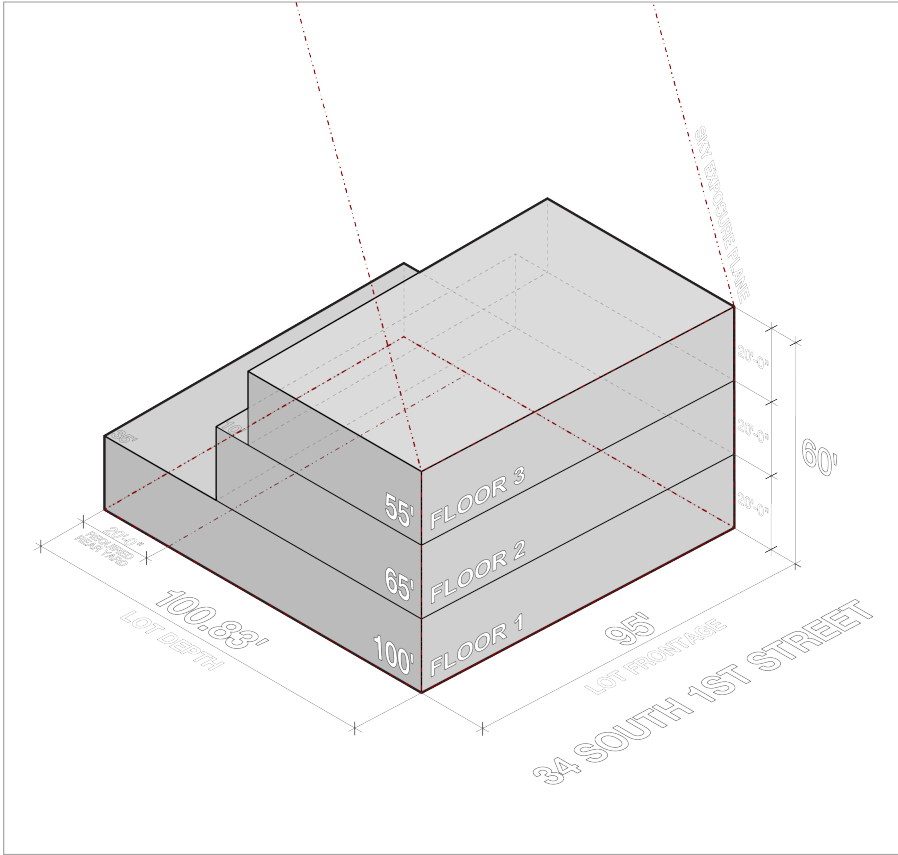
Z R 44-27

"whenever an existing manufacturing building is expanded pursuant to the provisions of Section 43-121 (Expansion of existing manufacturing buildings), the City Planning Commission may reduce, up to a maximum of 40 spaces" given it complies with listed criteria

PRE-EXISTING CONDITIONS



DEVELOPMENT SCENARIO III - MANUFACTURING EXPANSION



DEVELOPMENT SCENARIO III: MANUFACTURING EXPANSION ONLY

FLOOR	HEIGHT	DEPTH	FLOOR AREA
01	20'	100' (EXISTING NO REAR YARD PROVIDED)	9,500 SF
02	20'	65' (WITH 20' REAR YARD PROVIDED)	6,175 SF
03	20'	55' (WITH 10' TERRACE)	5,225 SF
TOTAL	60'	MAX BASE HEIGHT PRIOR TO SETBACK	20,900 SF

DEVELOPMENT SCENARIO III - MANUFACTURING EXPANSION

