

# About Local Zoning

Zoning regulates the use of land and buildings size, shape, height, and setback. New buildings, enlargements or changes of use are “as-of-right” if the proposal meets zoning and other code requirements. The **Department of Buildings** approves building permits and enforces zoning rules. Current zoning in the area allows for a variety of uses and building forms.

## RESIDENCE DISTRICTS

This area generally has medium density residence districts where housing and community facilities (schools, churches, doctor’s offices, etc.) are permitted uses.

These districts allow different types of housing, such as rowhouses, apartment buildings, and towers with surrounding open space, like those at Gowanus Houses. Along 4th Ave there is higher density residential, which allows 10 to 12 story buildings.

## MIXED USE DISTRICT

Mixed use districts allow residential, commercial, community facility and industrial uses to be located side-by-side or within the same building.

## MANUFACTURING DISTRICTS

Manufacturing districts permit industrial, commercial and some community facility uses. There are three main types of manufacturing districts—M1, M2, and M3—which have different standards for the intensity of industrial uses.

M1 districts often serve as buffers between heavy industries located in M2 and M3 districts that generate noise, traffic and pollutants.

## COMMERCIAL OVERLAYS

Commercial overlays are mapped together with residential districts to allow local retail and services, such as grocery stores, salons and small offices. Commercial uses must be located below residential when the uses are mixed.

## SPECIAL ENHANCED COMMERCIAL DISTRICT

To enliven the pedestrian experience and enhance the vitality of 4th Ave, new buildings and enlargements are required to have active ground floors with commercial and community facility uses.

## AUTO-ORIENTED COMMERCIAL DISTRICT

C8 districts provide for automotive and heavy commercial uses, often along major traffic arteries. Some semi-industrial uses are allowed and housing is not permitted.

