

Hunts Point Zoning Comparison Chart

Zoning District	Existing				Proposed		
	M1-1	M2-1	M3-1	M1-2	M1-2 / SHPD	R6	C1-4
Residential FAR	-	-	-	-	-	0.78 - 2.43	-
Commercial FAR	1.0	2.0	2.0	2.0	2.0	-	2.0
Community Facility FAR	2.4 ^	-	-	4.8	4.8	4.8	-
Manufacturing FAR	1.0	2.0	2.0	2.0	2.0	-	-
Use Groups	4-18	6-18	6-18	4-18	(4-18) *	1-4	1-6

SHPD = Special Hunts Point District

^ - Only Community facilities in Use Group 4 permitted

* - Residential Buffer Subdistrict:

3A - Non-commercial art galleries, libraries, museums - permitted as of right

4A - Community centers (without settlement houses), Non-commercial recreational centers, and Clubs - permitted as of right

Use Groups 16 and 17 required to take place in a completely enclosed structure

- Food Industry Subdistrict:

Only specified uses in Use Group 18 - permitted

Use Groups 16, 17 and 18 required to take place in a completely enclosed structure