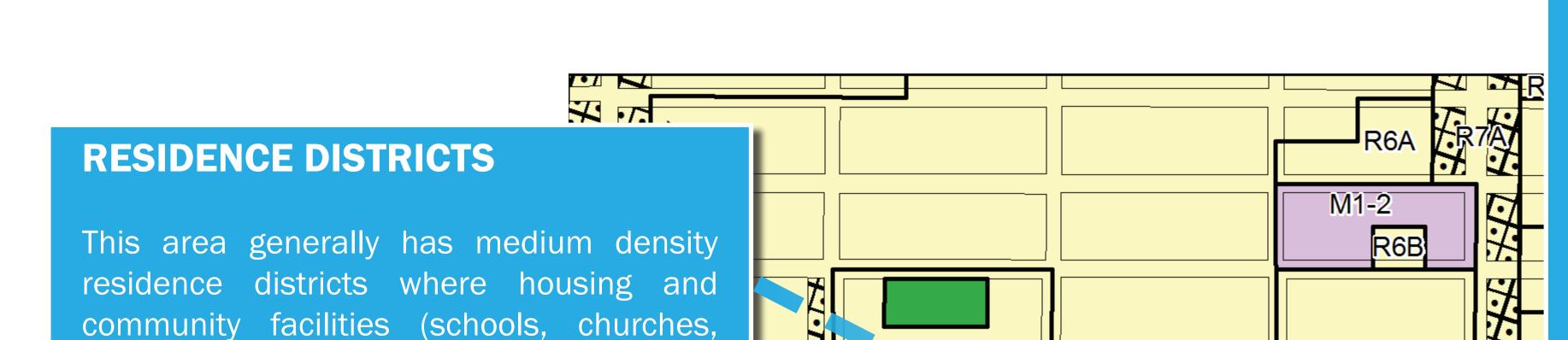
About Local Zoning

Zoning regulates the use of land and building 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.



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.

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.

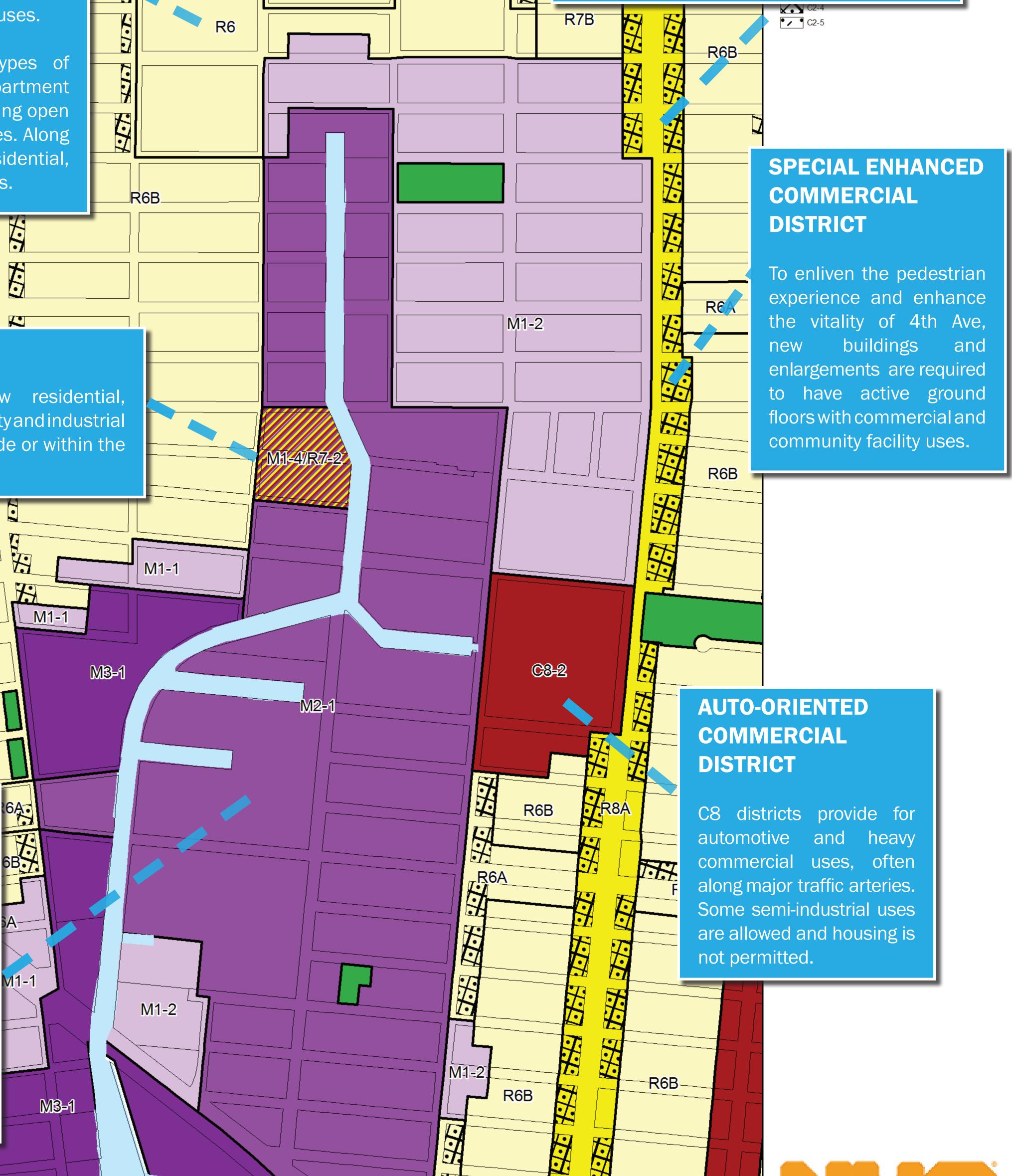
MIXED USE DISTRICT

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

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MANUFACTURING DISTRICTS

permit Manufacturing districts 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.

