

Department of City Planning - Brooklyn Office
Lower Density and Contextual Zoning Map Changes and SBRD Text Amendment

PROPOSED LOWER DENSITY AND CONTEXTUAL ZONING DISTRICTS (R2 - R7A)					
District	Building Type	No. of Units	FAR	Lot Width	Height
R2	Detached	1 Family	.5	40 feet	25 ft. per. wall/ Sky Exp. Plane
R3X	Detached	1 & 2 family	.5 + .1 attic allowance	35 feet	21 ft. per. wall 35 ft. max. ht.
R4A	Detached	1 & 2 family	.75 + .15 attic allowance	30 feet	21 ft. per. wall 35 ft. max. ht.
R3-1	Detached & Semi-detached	1 & 2 family	.5 + .1 attic allowance	Detach. 40 ft. Semi-Detach. 18 ft.	21 ft. per. wall 35 ft. max. ht.
R4-1	Detached & Semi-detached	1 & 2 family	.75 + .15 attic allowance	Detach. 25 ft. Semi-Detach. 18 ft.	25 ft. per. wall 35 ft. max. ht.
R4B	All Housing Types	1 & 2 family	.9	Detach. 25 ft. Other 18 ft.	24 ft. max.
R3-2	All Housing Types	Multi-family	.5 + .1 attic allowance	Detach. 40 ft. Other 18 ft.	21 ft. per. wall 35 ft. max. ht.
R5B	All Housing Types	Multi-family	1.35	Detach. 25 ft. Other 18 ft.	30 ft. per. wall 33 ft. max. ht.
R6B	All Housing Types	Multi-family	2.0	Detach. 40 ft. Other 18 ft.	30 ft. min. base 40 ft. max. base 50 ft. max. ht.
R6A	All Housing Types	Multi-family	3.0	Detach. 40 ft. Other 18 ft.	40 ft. min. base 60 ft. max. base 70 ft. max. ht.
R7B	All Housing Types	Multi-family	3.0	Detach. 40 ft. Other 18 ft.	40 ft. min. base 60 ft. max. base 75 ft. max. ht.
R7A	All Housing Types	Multi-family	4.0	Detach. 40 ft. Other 18 ft.	40 ft. min. base 65 ft. max. base 80 ft. max. ht.