

Bedford-Stuyvesant South Rezoning
 Bulk Regulations for Existing and Proposed Zoning Districts
 Existing Zoning

District	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Building Height
R5	1.25	N/A	30 ft	40 ft
R5 Infill	1.65	N/A	30 ft	33 ft
R6	2.43	**	**	**
C4-3	3.4	**	**	**
M1-1	1.0	**	**	**

Proposed Zoning

District	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Base Height
R5B	1.35	N/A	30 ft	33 ft
R6B	2.0	30 ft	40 ft	50 ft
R6A	3.0	40 ft	60 ft	70 ft
R7D	4.2 (5.6 with inclusionary housing)	60 ft	85 ft	100 ft
C4-5D	4.2 -(5.6 with inclusionary housing)	60 ft	85 ft	100 ft
M1-1/R7D	4.2 -(5.6 with inclusionary housing) 1.0 (Manufacturing and Commercial uses)	60 ft	85 ft	100 ft

** governed by the Sky Exposure Plane