

Brighton Beach Contextual Rezoning Zoning Comparison Table

	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Building Height
Existing Zoning Districts				
R6 Height Factor:	2.43	*	*	*
R6 Quality Housing Narrow Street:	2.2	30 feet	45 feet	55 feet
R6 Quality Housing Wide Street:	3.0	40 feet	60 feet	70 feet
Proposed Zoning districts				
R4A:	.90	n/a	n/a	35 feet
R5:	1.25	n/a	n/a	40 feet
R5D:	2.0	n/a	n/a	40 feet
R7A:	3.45 (base) 4.6 (w/IH bonus)	40 feet	65 feet	80 feet
Ocean Parkway R7A:	3.45 (base) 4.6 (w/IH bonus)	60 feet	85 feet	125 feet
Brighton Beach Avenue C4-4A:	3.45 (base) 4.6 (w/IH bonus)	30 feet	40 feet	100 feet

* Governed by the sky-exposure plane