

Flatbush Contextual Rezoning Zoning Comparison Table

	Building Type	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Building Height	Maximum Lot Coverage	Required Front Yard	No. Side Yards	Size of Required Side Yards	Off-Street Parking Ratio ⁴
Existing Zoning Districts										
R1-2:	Single-family Detached	0.5	n/a	n/a	*	n/a	20 feet	2	20 feet	100%
R3-1:	One and two-family Detached/	0.6	n/a	n/a	35 feet	35%	15 feet	2	13 feet	100%
	One and two-family Semi-Detached							1	8 feet	
R3-2:	One and two-family Detached/	0.6	n/a	n/a	35 feet	35%	15 feet	2	13 feet	100%
	Other							1	8 feet	
R4:	One and two-family Detached/	0.9	n/a	n/a	35 feet	45%	10 ²	2	13 feet	100%
	Other							1	8 feet	
R5:	Detached/	1.25	n/a	n/a	40 feet	55%	10 feet	2	13 feet	85%
	Other							1	8 feet	
R6 Height Factor:	All	2.43	*	*	*	n/a	n/a	n/a	n/a	70%
R6 Quality Housing Narrow Street:	All	2.2	30 feet	45 feet	55 feet	60%/80%	n/a	n/a	n/a	50%
R6 Quality Housing Wide Street:	All	3.0	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	50%
C4-2/C4-3 Height Factor:	All	3.4 comm./ 2.43 res.	*	*	*	n/a	n/a	n/a	n/a	70%
C4-2/C4-3 Quality Housing Narrow Street:	All	3.4 comm./ 2.2 res.	30 feet	45 feet	55 feet	60%/80%	n/a	n/a	n/a	70%
C4-2/C4-3 Quality Housing Wide Street:	All	3.4 comm./ 3.0 res.	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	70%
R7-1 Height Factor	All	3.44	*	*	*	n/a	n/a	n/a	n/a	60%
R7-1 Quality Housing Narrow Street	All	3.44	40 feet	60 feet	75 feet	65%/80%	n/a	n/a	n/a	50%
R7-1 Quality Housing Wide Street	All	4.0	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%

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Proposed Zoning Districts										
	Building Type	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Building Height	Maximum Lot Coverage	Required Front Yard	No. Side Yards	Size of Required Side Yards	Off-Street Parking Ratio ⁴
R1-2:	One -family Detached	0.5	n/a	n/a	*	n/a	20 feet	2	20 feet	100%
R3X:	One and two-family Detached	0.6	n/a	n/a	35 feet	n/a	10 feet	2	20 feet	100%
R4A:	One and two-family Detached	0.9	n/a	n/a	35 feet	n/a	10 feet	2	10 feet	100%
R5B:	Detached	1.35	n/a	n/a	33 feet	55%	10 feet ³	2	8 feet	66%
	Other							1	4 feet	
R5D:	Detached	2.0	n/a	n/a	40 feet	60%/80%	5 feet ³	2	8 feet	66%
	Other							1	4 feet	
R6A:	All	3.0	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	50%
R6B:	All	2.0	30 feet	40 feet	50 feet	60%/80%	n/a	n/a	n/a	50%
R7A:	All	4.0	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%
R7A IZ:	All	3.45 (base) 4.6 (w/IH bonus)	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%
C4-4A:	All	4.0	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%
C4-4A IZ:	All	3.45 (base) 4.6 (w/IH bonus)	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%

- * Governed by the sky-exposure plane
- ² If front yard exceeds 10 ft, it must be at least 18 feet
- ³ Front yard must be at least as deep as adjacent front yard, and no deeper than the other
- ⁴ Reduced requirements may apply for small zoning lots, or small numbers of required spaces