7502 New Utrecht Avenue, Brooklyn

Zoning Comparison Table

7/29/25

	R5/C2-2 Existing Zoning		R5 Proposed Zoning		C4-4D Proposed Zoning (MIH)	
	ZR Section #	R5/C2-2	ZR Section #	R5	ZR Section #	C4-4D (MIH)
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	32-10	I-X
MAXIMUM FAR						
Residential	23-21	1.5, 2.0*	23-21	1.5, 2.0*	34-112 / 23-22	6.02
Qualifying Affordable / Senior Housing	n/a	n/a	n/a	n/a	34-112 / 23-22	7.2
Community Facility	33-121 / 24-11	2.0	24-11	2.0	33-123	6.5
Commercial	33-121	2.0	n/a	n/a	33-122	3.4
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	34-231	None	23-321	10'	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	23-331	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Reside	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	33-26 / 23-342	20' or 30' (Varies) (Residential), 20' (Commercial
HEIGHT AND SETBACKS						
Minimum Base Height	23-422	n/a	23-422	n/a	34-112 / 23-432	60'
Maximum Base Height	23-422(d) / 23-424 / 33-431	35', 45'*, 30' or 2-Stories (Commercial)	23-422(d) / 23-424	35', 45'*	34-112 / 23-432	105'***
Maximum Building Height	23-422(d) / 23-424 / 33-431	45', 55*, Sky Exposure Plane	23-422(d) / 23-424	45', 55*	34-112 / 23-432	145'***
Sky Exposure Plane	33-431	1 to 1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-423 / 33-431	15', 20' (Commercial)	23-423	15'	34-112 / 23-433	15'
Setbacks from Wide Streets	23-423 / 33-431	10', 15' (Commercial)	23-423	10'	34-112 / 23-433	10'
LOT COVERAGE						
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	None	23-52	n/a
PARKING						
Residential	25-222	35%**	25-222	35%**	25-222	12%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use

*If a qualifying residential site

**For qualifying residential sites in R5 districts, accessory off-street parking spaces can be waived when there are 75 or fewer dwelling units

***When providing qualifying affordable housing or qualifying senior housing