7502 New Utrecht Avenue, Brooklyn

11/25/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR****	Compliance
Applicant's Property												
Development Site												
6225	17	R5/C2-2	Commercial	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	0.65	Yes	C4-4D	Mixed Use (Residential & Commercial)	Yes	7.2 (res.) / 3.4 (comm.)	Yes
Other Properties												
6225	8 (p/o)	R5/C2-2	Mixed Use (Residential & Commercial)	No***	1.5 or 2.0 (res.) / 2.0 (comm.)	1.71	Yes	R5	No Change	No***	1.5 or 2.0	Yes
6225	11	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.25	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	12	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.04	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	13	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.04	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	14	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.06	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	21	R5/C2-2	Communuty Facility	Yes	2.0	2.0	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	22	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.16	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	23	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.74	No	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	24	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.74	No	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	25	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.18	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	28	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	0.65	Yes	C4-4D	No Change	Yes	7.2 (res.) / 3.4 (comm.)	Yes
6225	29	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	0.6	Yes	R5	No Change	Yes	1.5 or 2.0	Yes
6225	30 (p/o)	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	1.23	Yes	R5	No Change	Yes	1.5 or 2.0	Yes
6225	31 (p/o)	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	0.6	Yes	R5	No Change	Yes	1.5 or 2.0	Yes
6225	32 (p/o)	R5/C2-2	Residential	Yes	1.5 or 2.0 (res.) / 2.0 (comm.)	0.62	Yes	R5	No Change	Yes	1.5 or 2.0	Yes
Total # of Lots*	**16**		**% of Conformance****	**94%**		**% Compliant**	**88%**		**% of Conformance****	**94%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****the majority of the property is in the adjacent R5 district (1.25 FAR)*

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