Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-72 - Portions of Community District 12 in the Borough of Brooklyn

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23-72 - Portions of Community District 12 in the Borough of Brooklyn

LAST AMENDED
12/5/2024

23-721 - Applicability

LAST AMENDED
12/5/2024

The optional provisions of Section 23-72, inclusive, may be applied to #zoning lots# containing #buildings# used exclusively as #single-#, #two-# or three-#family residences# in R5 and R6 Districts without a letter suffix in the portion of Community District 12, in the Borough of Brooklyn, that is bounded by 39th Street, Dahill Road, Ditmas Avenue, McDonald Avenue, Bay Parkway, 61st Street and Fort Hamilton Parkway.

23-722 - Floor area modifications

LAST AMENDED
12/5/2024

For #zoning lots# in R5 Districts, without a letter suffix, utilizing the provisions of Section 23-72, inclusive, the maximum #floor area ratio# shall be as set forth in the following table:

District	Maximum #Floor Area Ratio# for a #corner lot#	Maximum #Floor Area Ratio# for an #interior# or #through lot#
R5	1.65	1.80

23-723 - Yard modifications

LAST AMENDED
12/5/2024

For #zoning lots# utilizing the provisions of Section 23-72, inclusive, the #yard# regulations shall be modified as follows:

(a) in R5 Districts without a letter suffix, the #front yard# regulations shall be modified as follows: a #front yard# shall be provided with a depth of not less than five feet provided that, for #corner lots#, one #front yard# with a depth of not less than 10 feet is required;

(b) in R5 Districts and R6 Districts without a letter suffix, the #rear yard# regulations shall be modified to require a #rear yard# with a depth of not less than 20 feet at every #rear lot line# on any #zoning lot#.

23-724 - Height and setback modifications

LAST AMENDED
12/5/2024

For #zoning lots# in R5 Districts, without a letter suffix, utilizing the provisions of Section 23-72, inclusive, the following height and setback modifications shall apply: the height and setback regulations applicable to an R5B District set forth in Section 23-422 (Basic flat-roof envelopes for certain districts) shall apply.