

## Preliminary Zoning Analysis

### Project Context

**Address:** 254 Prospect Place, Brooklyn, NY 11238

**Intended Use:** Two-family rowhouse alteration

**Additional Context:** Existing 10-ft front yard recess, narrow street frontage

**Borough, Block, Lot:** Brooklyn (3), 1159, 18

**Lot Area:** 2,183 sqft. (16.67' x 131')

**District:** R6B

### Lot Coverage: **80%**

Section 23-362 sets an 80 % maximum lot coverage for interior or through lots in R6-R12 districts (100 % on corner lots) [ZR 23-362].

### FAR: **2.0**

Section 23-22 sets the maximum residential floor-area-ratio for an R6B district at 2.00 for standard (as-of-right) residences. Letter-suffix districts such as R6B are contextual Quality-Housing districts; the 2.0 FAR shown in the R6B line of the table is the un-bonused, base FAR [ZR 23-22].

### Dwelling Unit Factor: **680**

Section 23-52 applies a dwelling-unit factor of 680 sq ft per unit for all multiple-dwellings that are not qualifying senior/affordable or conversions. A new two-family rowhouse therefore uses 680 sf as the density divisor [ZR 23-52].

### Parking Spaces Required: **0 spaces**

For a two-unit development in an R6B district, 25-222 (Outer Transit Zone) requires parking for 25 % of units, but the table waives the requirement entirely when the calculated spaces (0.5) are less than 15. 25-211 further provides that within the Inner Transit Zone no parking is required. Thus, in either case no accessory parking spaces are mandated as-of-right [ZR 25-211, ZR 25-16, ZR 25-222].

## Heights and Setback

### **Min Base Height: 30 feet**

The table in section 23-432 shows a minimum base height of 30 ft for R6B. A street wall must rise to at least this height before any required setback is permitted [ZR 23-432].

### **Max Base Height: 45 feet**

Section 23-432 gives a 45-ft maximum base height for R6B prior to the required setback on a narrow street [ZR 23-432].

### **Max Height: 55 feet**

Table in 23-432 lists R6B with a maximum building height of 55 feet for standard residences (no affordable-housing bonus). This is the absolute cap on height before any discretionary actions; it applies on both wide and narrow streets [ZR 23-432].

### **Setback: 7 feet**

Section 23-433 mandates a minimum 15-ft setback on narrow streets above the maximum base height. Because the existing street wall is 10 ft behind the street line, paragraph (a) lets the required depth be reduced by one foot for every foot of recess, but not below 7 ft. Thus a 7-ft setback will satisfy the rule [ZR 23-433].

## Yard

### **Min Front Yard: 0 feet**

Section 23-322 states that in R6 through R12 districts no front yard is required. The existing 10-ft recess is therefore voluntary and permissible so long as street-wall percentage rules of 23-431 are met [ZR 23-322].

### **Min Side Yards: 0 feet**

Section 23-334 provides that for attached (rowhouse) buildings in R6-R12 districts no side yard is required. Any open area provided must be at least 5 ft wide, but none is mandated [ZR 23-334].

### **Min Rear Yard: 30 feet**

Section 23-342 requires a 30-ft rear yard for semi-detached and attached buildings on lots narrower than 40 ft. Two-family rowhouses are attached and typically under 40 ft wide, so a 30-ft depth applies [ZR 23-342].