



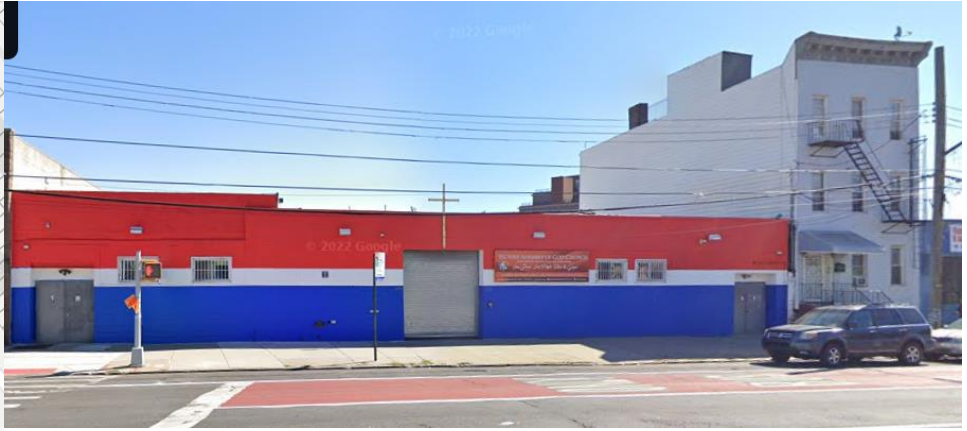
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 BROOKLYN, NEW YORK 11216

JANUARY 2, 2024



ADDRESS	471 UTICA AVENUE BROOKLYN, NEW YORK	
APPLICABLE RESOLUTION	ZONING RESOLUTION OF THE CITY OF NEW YORK CITY PLANNING COMMISSION DEPARTMENT OF CITY PLANNING (SEC. NUMBERS BELOW REFER TO THIS DOCUMENT.)	
BLOCK	4951	
LOT	63	
ZONING MAP	17b	
ZONING DISTRICT	C8-2	
HEIGHT REQUIREMENTS	60.0 FT OR FOUR STORIES	ZR Sec. 33-432
LOT AREA	100.0 FT X 100.0 FT = 10,000 SF	
LOT WIDTH	100.0 FT	
FLOOR AREA RATIO (FAR)	2.0 4.8	ZR Sec. 33-122 ZR Sec. 33-123
MAX FLOOR AREA PERMITTED (LA X FAR)	10,000 SF X 2.0 = 20,000 SF 10,000 SF X 4.8 = 48,000 SF	
PERCENTAGE OF ALLOWABLE LOT COVERAGE (TOWERS)	50%	ZR Sec. 33-454
ALLOWABLE LOT COVERAGE (LA X ALLOWABLE LOT COVERAGE)	ZR Sec. 10,000 X .50 = 5,000 SF	
YARD REGULATIONS		
FRONT YARD	NOT REQUIRED	
REAR YARD	MIN. 20.0 FT REQUIRED	ZR Sec. 33-26
SIDE YARD	NOT REQUIRED	ZR Sec. 33-25
PLANTING REQUIREMENTS (STREET TREE)		ZR Sec. 33-03