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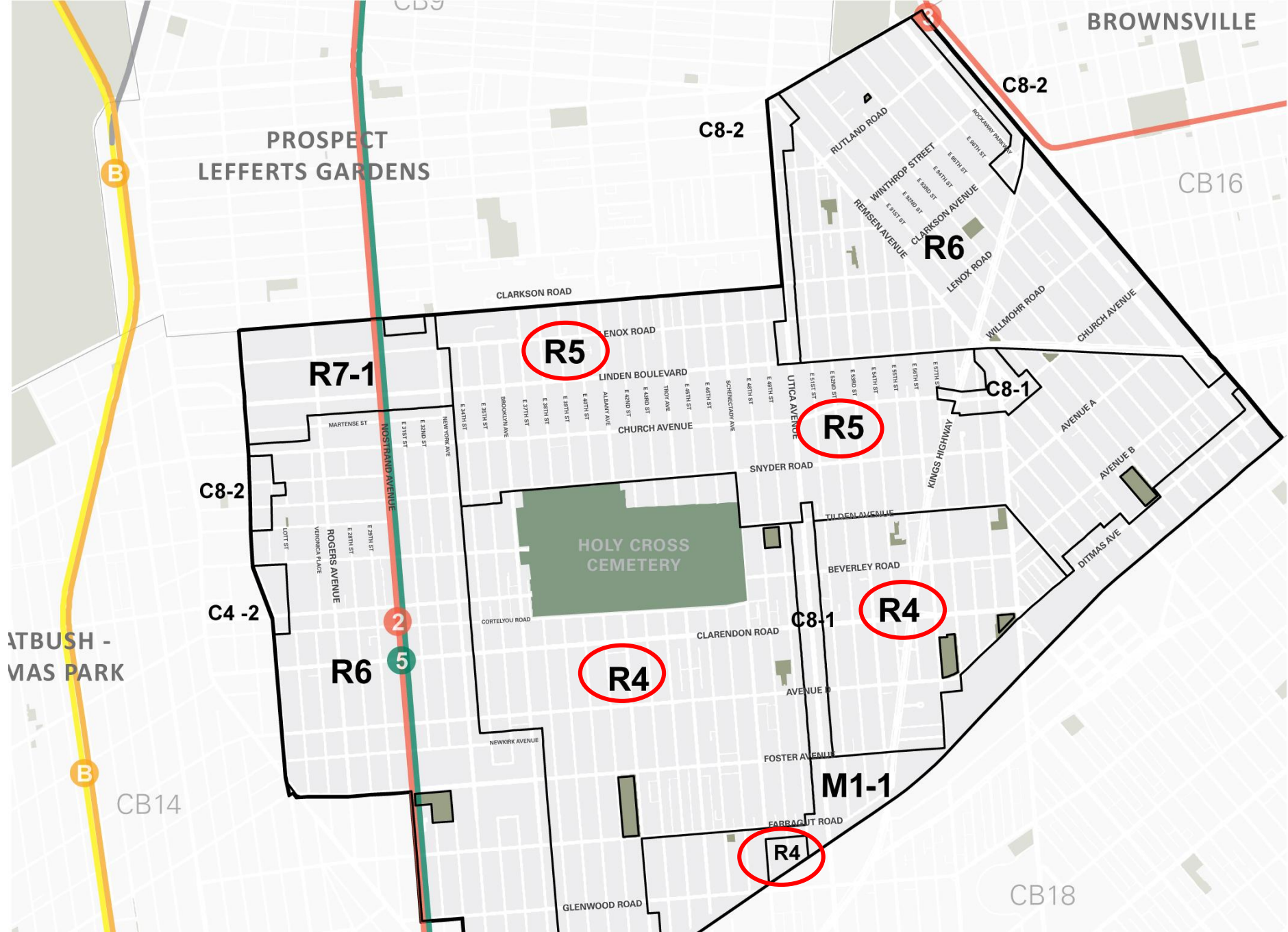
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The Flavors of R4 and R5 Zoning Districts

Prepared for:
Community Board 17

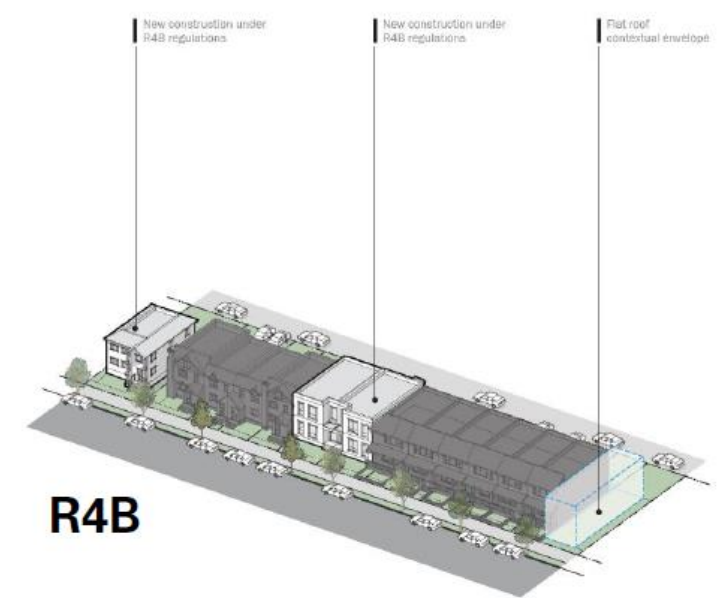
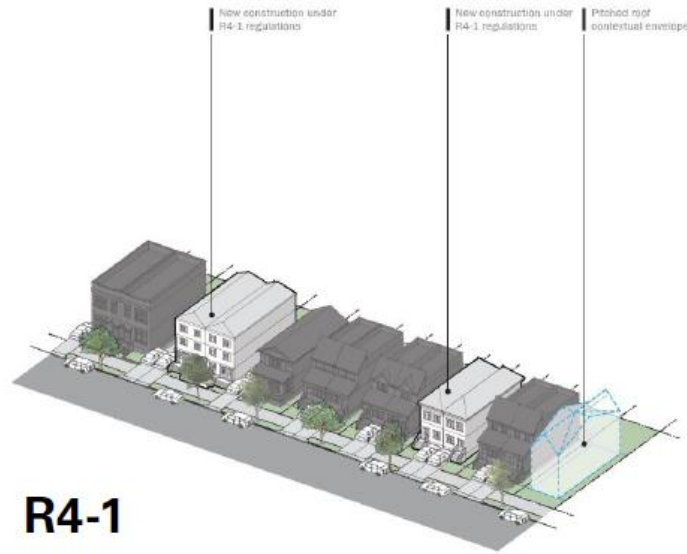
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7/13/2023

Most of CB17 is zoned R4 or R5



They've been zoned R4 and R5 since 1961

- But since 1961 different variations of these districts have emerged



What are the differences between these districts?

And why is the City moving away from the original R4 and R5?

R4 is a non-contextual district and allow for a wide variety of housing types

- Single/two-family detached
- Semi-detached housing (one yard)
- Attached housing (row houses)
- Apartment houses (three or more units)

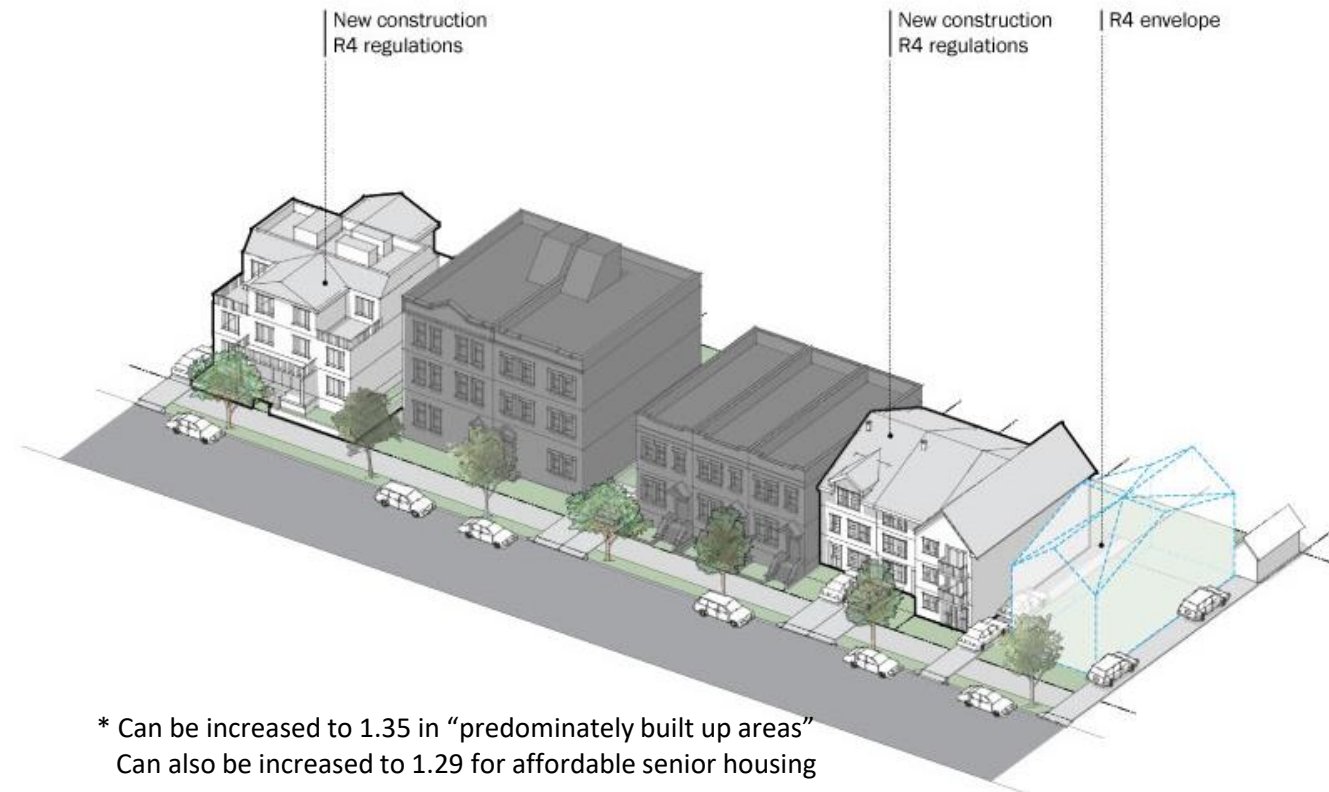
Max FAR: 0.75*

Max height 35 Feet

Side yards not always required

Max coverage: 45% of the lot

10 foot front yard



* Can be increased to 1.35 in "predominately built up areas"
Can also be increased to 1.29 for affordable senior housing

There has been little R4 development in East Flatbush, but there is some:



694 EAST 38 STREET

780 EAST 39 STREET



1662 ALBANY AVENUE



R4 districts on large sites often produce buildings like these:



But most R4 districts are single and two-family homes, so other districts were developed to better match those contexts

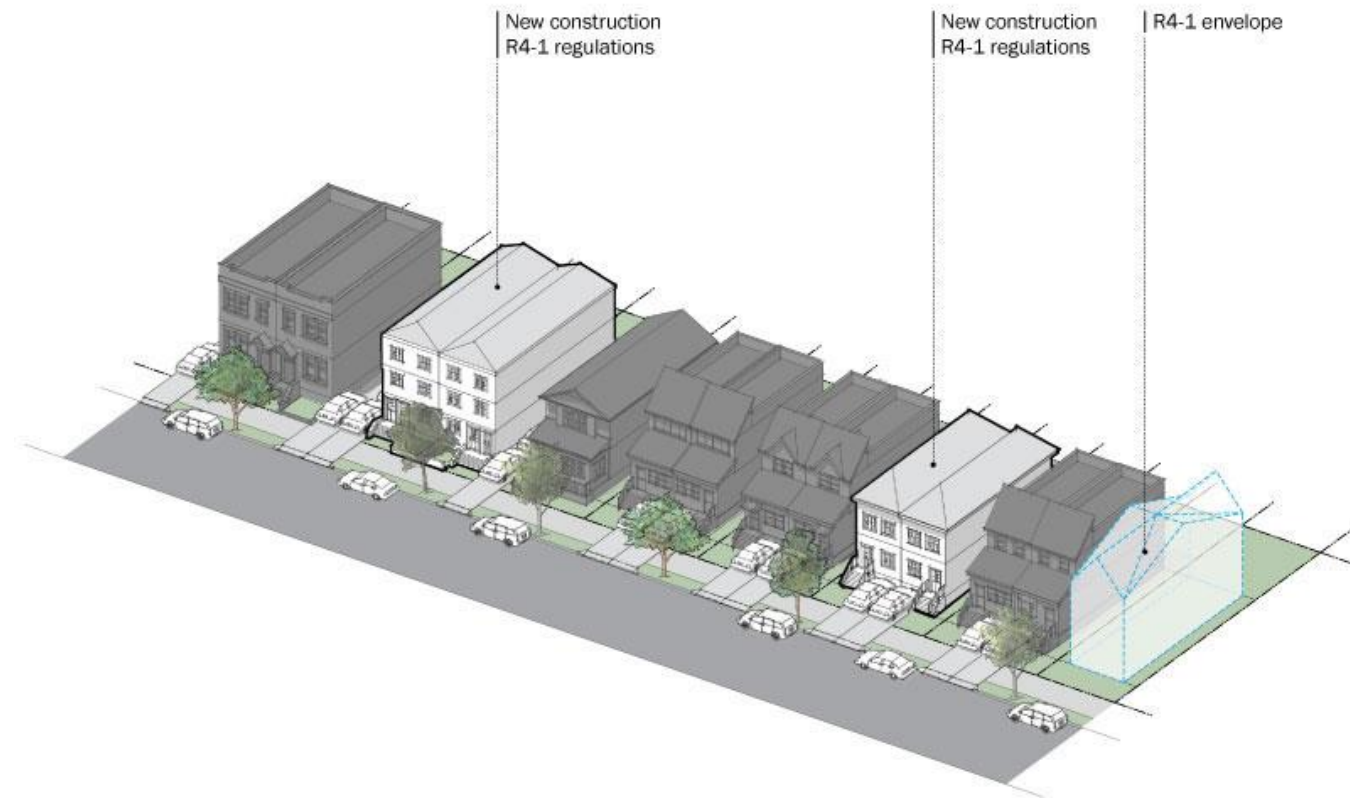
- **R4-1** is designed for Semi-detached housing: no multiple dwellings

Max FAR: 0.75

Max height 35 Feet

At least one side yard

10 foot front yard



But most R4 districts are single and two-family homes, so other districts were developed to better match those contexts

- **R4A** is designed for detached housing: no multiple dwellings

Max FAR: 0.75

Max height 35 Feet

Two side yards are required

10 foot front yard



But most R4 districts are single and two-family homes, so other districts were developed to better match those contexts

- **R4B** is designed for attached housing: no multiple dwellings

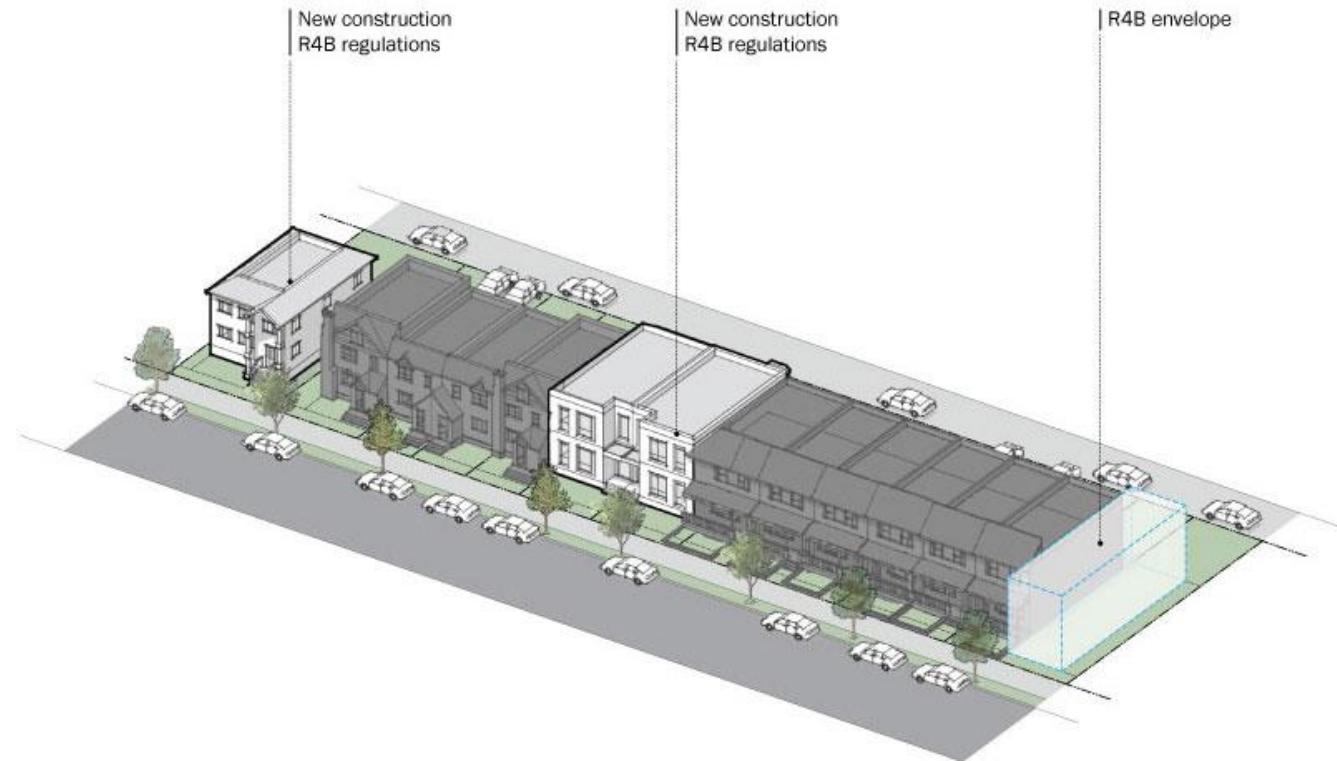


Max FAR: 0.9

Max height 24 feet

Side yards not required (but they are permitted)

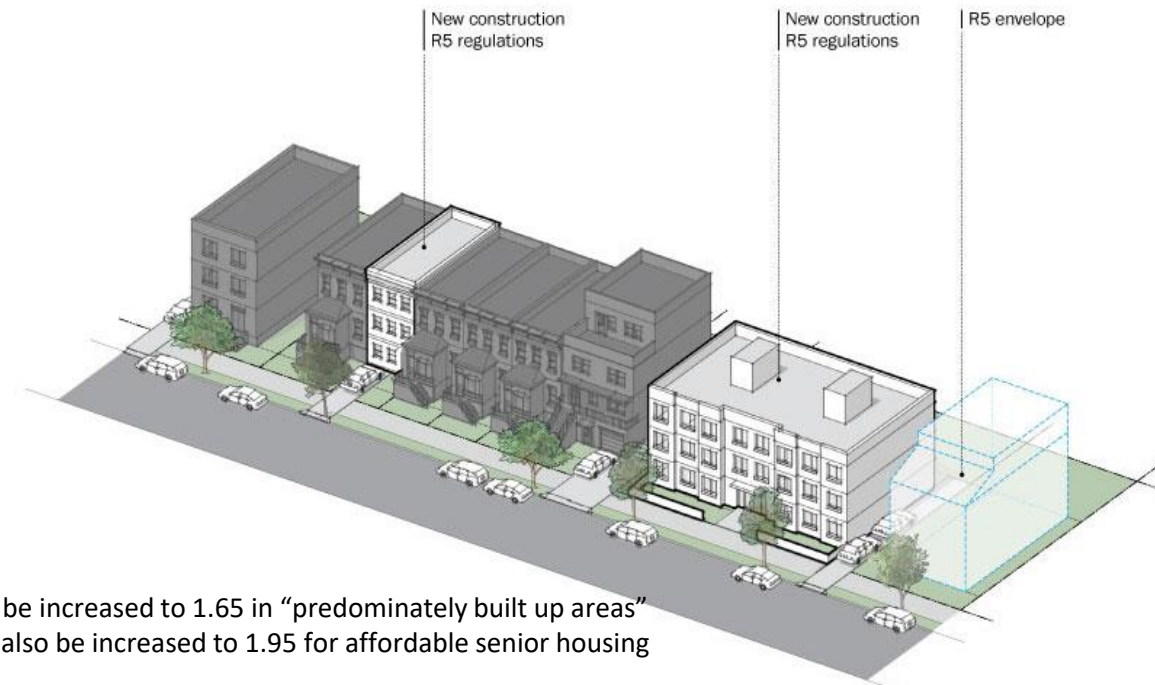
5 foot front yard



R5 districts are similar to R4 but higher density: it permits a wide variety of housing types including:

- Single/two-family detached
- Semi-detached housing (one yard)
- Attached housing (row houses)
- Apartment houses (three or more units)

Max FAR: 1.25*
Max height 40 Feet
Side yards not required
Max coverage: 55% of the lot
10 foot front yard



* Can be increased to 1.65 in “predominately built up areas”
Can also be increased to 1.95 for affordable senior housing

Examples of R5 development in East Flatbush:



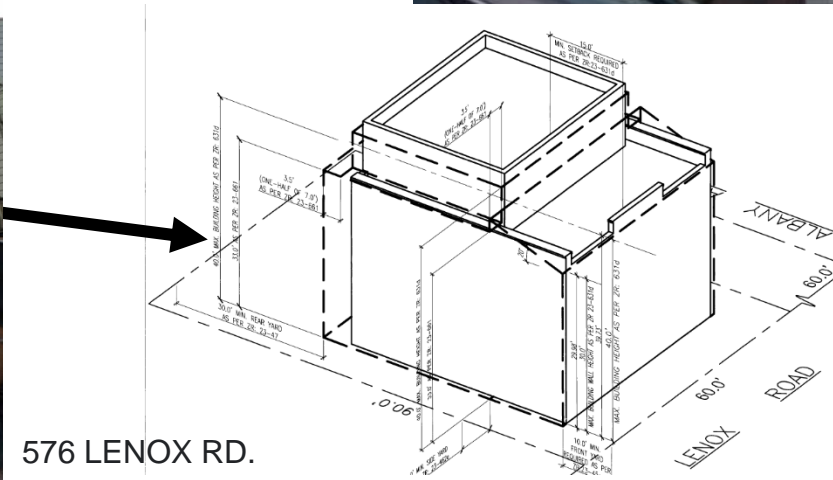
199 EAST 38 STREET



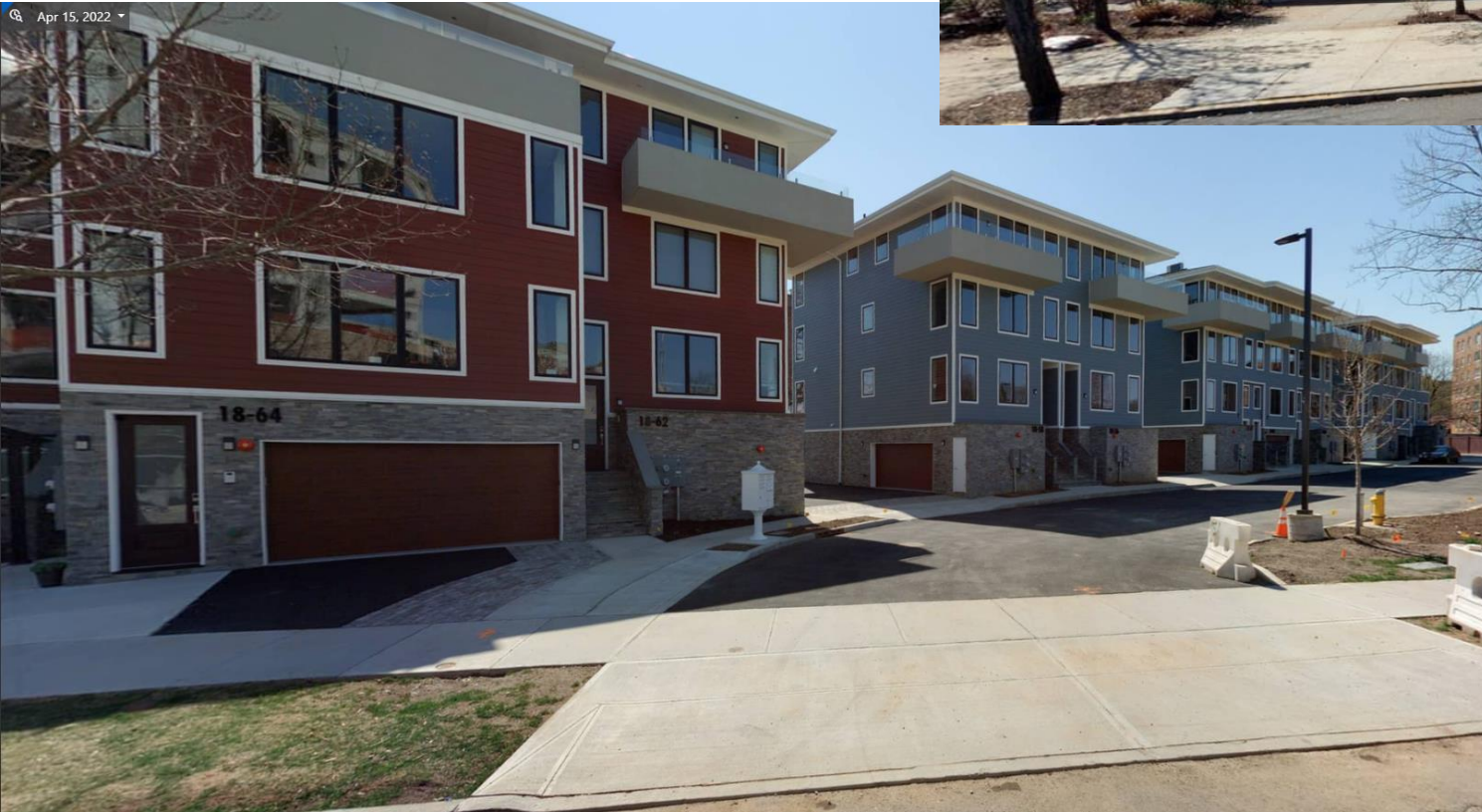
877 ALBANY (1970) 881 ALBANY (2007)



576 LENOX RD.



When there are larger lots, R5 is similar to R4 but a little bigger



The R5A is designed for detached housing

- **R5A** is designed for detached housing with two side yards: no multiple dwellings

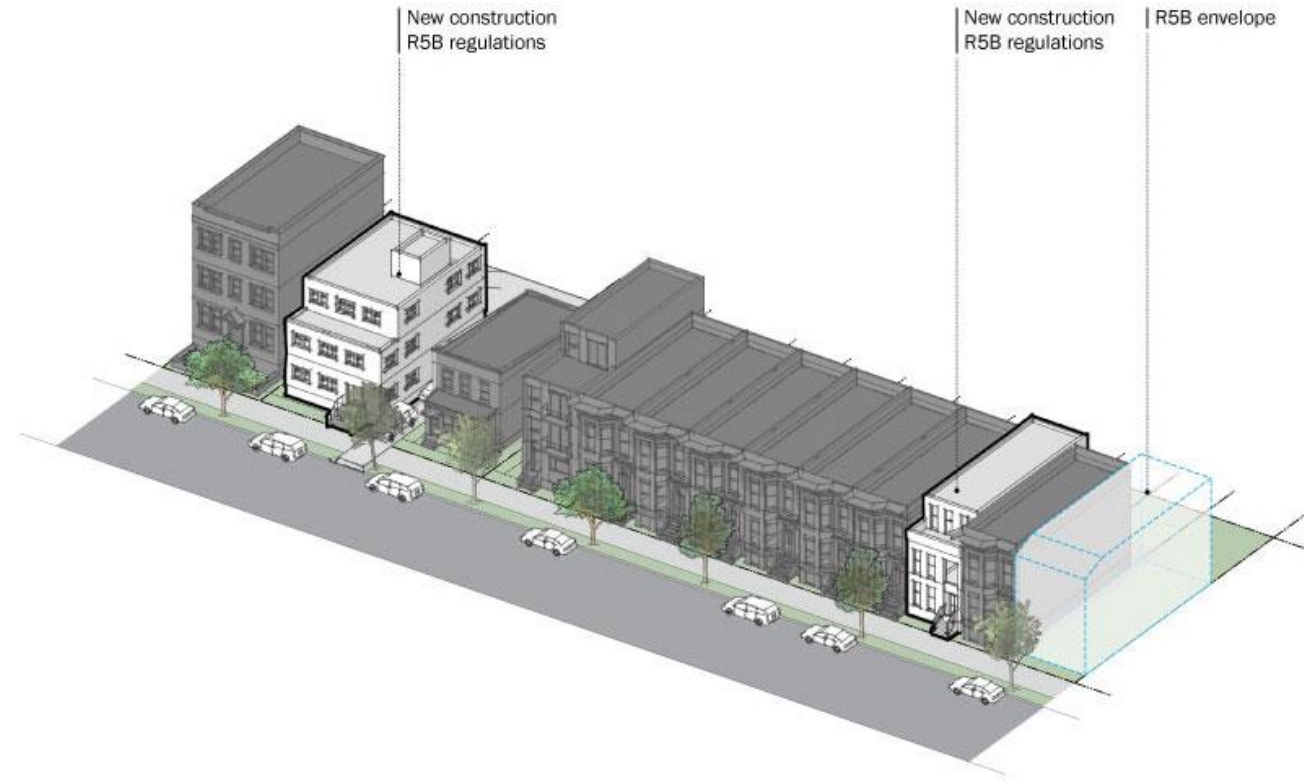
Max FAR: 1.1
Max height 35 Feet
Two side yards required
10 foot front yard



The R5B is designed for either attached or semi-detached housing

- R5B, like R5, permits multiple dwellings

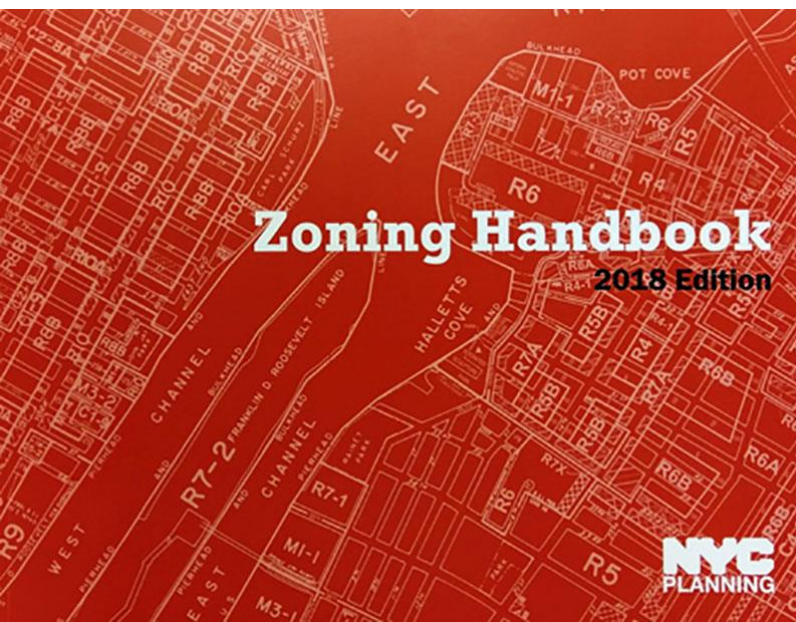
Max FAR: 1.35
Max height 33 Feet
No side yard required
5 foot front yard



The details ---->

Use			R4	R4 Infill	R4-1	R4A	R4B	R5	R5 Infill	R5A	R5B	R5D
Single-family	Detached	Use Group 1	•	•	•	•	•	•	•	•	•	•
	Detached		•	•	•	•	•	•	•	•	•	•
Single- and Two-family	Zero Lot Line	Use Group 2	•	•	•	•	•	•	•	•	•	•
	Semi-detached		•	•	•	•	•	•	•	•	•	•
	Attached		•	•	•	•	•	•	•	•	•	•
Multi-family	All	Use Group 2	•	•	•	•	•	•	•	•	•	•
Community Facility		Use Groups 3, 4	•	•	•	•	•	•	•	•	•	•
Bulk												
Lot Area (min.)	Detached or Zero Lot Line		3,800 sf		2,375 sf	2,850 sf	2,375 sf	3,800 sf		2,850	2,375 sf	
	Other		1,700 sf			n/a		1,700 sf		n/a	1,700 sf	
Lot Width (min.)	Detached or Zero Lot Line		40 ft		25 ft	30 ft	25 ft	40 ft		30 ft	25 ft	
	Other		18 ft			n/a		18 ft		n/a	18 ft	
Front Yard (min.)			10 or 18 ft	18 ft	10 ft*		5 ft*	10 or 18 ft	18 ft	10 ft*	5 ft*	
	Detached or Zero Lot Line	Number	2		1	2	1	2		2	1	
Each		5 ft		0 ft	2 ft	0 ft	5 ft		2 ft	0 ft		
Total		13 ft		8 ft	10 ft	8 ft	13 ft		10 ft	8 ft		
Side Yards (min.)			1		1		1	1			1	
	Interior or Through Lots	Semi-detached	Each	8 ft		4 ft	n/a	4 ft	8 ft		n/a	4 ft
Total			8 ft		4 ft		4 ft	8 ft			4 ft	
Multi-family		Each	8 ft			n/a		8 ft		n/a	0 ft	
Total	16 ft						16 ft			0 ft		
Rear Yard (min.)							30 ft					
Open Space Ratio							n/a					
Lot Coverage (max.)			45%	55%	n/a		55%	55%	n/a	55%	60%	
			0.75	1.35	0.75		0.90	1.25	1.65	1.10	1.35	2.00
Residential FAR	Basic with Attic Allowance		0.90	n/a	0.90			n/a				
Community Facility FAR							2.00					
Sky Exposure Plane	starts at:						n/a					
Perimeter/Street Wall (max.)	Basic		25 ft			21 ft	n/a	30 ft		25 ft	30 ft	n/a
Building Height (max.)	Basic		35 ft				24 ft	40 ft	33 ft	35 ft	33 ft	40 ft
	with Qualifying Ground Floor						n/a				45 ft	
Street Wall (max.)			185 ft			n/a		185 ft			n/a	
Dwelling Unit Factor	Detached/Semi-detached		870	900	870	1,280	870	760	900	1,560	900	760
	Other											
Parking												
General (min. % of DU) for Group Parking Facilities			100%	66%		100%		85%	66%	100%	66%	66%
Reduced Requirements (min. % of DU)	IRHU—outside Transit Zone				50%			42.5%		50%	42.5%	35%
Waived Requirements	AIRS—outside Transit Zone		10%			n/a		10%		n/a	10%	
	IRHU/AIRS—inside Transit Zone		0%			n/a		0%		n/a	0%	
Waived Requirements	small number of spaces required for single-family interior lots less than 25 ft wide		n/a		n/a		1	n/a			1	
			n/a		waived			n/a				

This table is from the Zoning Handbook





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