

Lab 4: Zoning Compliance Analysis

Jennah Gosciak

February 21st, 2022

Table 1. Zoning Compliance Table for Brighton Beach

	Zoning Code	C8-1		R6		R7-1	
	Category	Count of Lots	Share of Lots	Count of Lots	Share of Lots	Count of Lots	Share of Lots
Land Use	Commercial	4	36.4%	158	9.4%	4	4.5%
	Manufacturing	5	45.5%	8	0.5%	0	0%
	Other	1	9.1%	36	2.1%	1	1.1%
	Residential	1	9.1%	1,481	88%	84	94.4%
Utilization	Unutilized	7	63.6%	1,538	91.4%	32	36%
	Utilized	4	36.4%	145	8.6%	57	64%
	Grand Total	11	100.0%	1,686	100.0%	93	100.0%

	Zoning Code	PARK		R3-1	
	Category	Count of Lots	Share of Lots	Count of Lots	Share of Lots
Land Use	Commercial	0	0%	0	0%
	Manufacturing	0	0%	0	0%
	Other	2	100%	0	0%
	Residential	0	0%	54	100%
Utilization	Unutilized	0	0%	22	40.7%
	Utilized	2	100%	32	59.3%
	Grand Total	2	100.0%	54	100.0%

Data source: NYC Primary Land Use Tax Output (PLUTO) 21v3