

Lab 3: Zoning Analysis

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Zoning Inventory Analysis for Brighton Beach

Zoning Code	Number of Lots	Percentage of Total Number of Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (sf)	Building Floor Area (sf)	Percentage of Total Building Floor Area (sf)
R6	1,686	91%	5,483,775	63%	9,635,826	57%
R7-1	93	5%	1,941,972	22%	6,822,738	41%
R3-1	54	3%	281,898	3%	201,306	1%
C8-1	11	1%	124,117	1%	121,778	1%
PARK	2	0%	850,732	10%	25,712	0%
Total	1,846	100%	8,682,494	100%	16,807,360	100%

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

FAR Utilization Analysis for Brighton Beach

Zoning Code	Total Unutilized FAR (sqft)	Share of Total Unutilized FAR	Total Utilized FAR (sqft)	Share of Total Utilized FAR (sqft)	Total Max Floor Area Allowed (sqft)	Share of Total Max Floor Area Allowed
R6	6,675,941	80%	9,635,826	57%	13,325,573	66%
R7-1	1,626,601	19%	6,822,738	41%	6,680,384	33%
C8-1	43,687	1%	121,778	1%	124,117	1%
R3-1	12,646	0%	201,306	1%	140,949	1%
PARK	0	0%	25,712	0%	0	0%
Total	8,358,876	100%	16,807,360	100%	20,271,023	100%

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