395 Flatbush Avenue Extension Redevelopment

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

Chapter 1
Special Downtown Brooklyn District

101-00
GENERAL PURPOSES

* * *

101-01
Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), 32-301 (Definitions), Section 101-702 (Definitions Specific to the Atlantic Avenue Subdistrict) or in this Section.

Development or to develop

For purposes of this Chapter, "development" includes a #development#, an #enlargement# or an #extension#.

To "develop" is to create a #development#.

Large qualifying site

"Large qualifying site" is a #zoning lot# that:

(a) occupies an entire #block#; or

(b) has a minimum #lot area# of 30,000 square feet with at least one full #block# frontage along a #street#.

101-02
General Provisions

* * *

101-20
SPECIAL BULK REGULATIONS

* * *

101-21
Special Floor Area Regulations

R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

(a) In R7-1 Districts

* * *

(e) In C6-9 Districts

* * *

(f) In C6-12 Districts

In C6-12 Districts, the underlying #floor area# regulations shall apply.

However, for #large qualifying sites# in C6-12 Districts:

(1) the maximum #commercial# and #community facility# #floor area ratio# shall be subject to the underlying regulations;

(2) the maximum #residential# #floor area ratio# for #qualifying affordable housing# and #qualifying senior housing# shall be 19.0; and

(3) the total #floor area ratio# for all #uses# shall be 23.0.

101-22
Special Height and Setback Regulations

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section 101-221 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, C6-4, ~~and~~ C6-9 and C6-12 Districts, except C6-1A Districts, the underlying

height and setback regulations shall apply except as modified by the provisions of this Section. #Buildings or other structures# within the Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section 101-30 (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS).

* * *

101-222
Standard height and setback regulations

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall provide a setback pursuant to the provisions of Section 23-433 (Standard setback regulations).

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C6-1, C6-4.5, C6-6, C6-9, AND C6-12 DISTRICTS

	Maximum base height		Maximum #building# height	
District	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	165	165
C6-1	125	155	185	215
C6-4.5 C6-6 C6-9	125	155	255	255
C6-12	155	155	395	395

C5-4 C6-4

In the districts indicated, the underlying height and setback provisions applicable to an R10A District shall apply. However, the minimum base height requirements need not apply.

101-223
Tower regulations

C5-4 C6-1 C6-4 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, above the maximum base heights specified pursuant to Section 101-222 (Standard height and setback regulations), towers provided in accordance with the provisions of Section 23-435 (Tower regulations) shall be permitted as an alternative to the maximum #building# heights specified in Section 101-222. For #buildings or other structures# utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495 feet.

101-224
Special provision for certain sites

For #large qualifying sites# that have below-grade transit infrastructure which occupies at least 30 percent of the #lot area#, the underlying setback requirements shall be modified to exempt up to 30 percent of the total #street wall# width of the #development# from such setback requirements.

101-30
SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS

* * *

101-40
MANDATORY DISTRICT PLAN ELEMENTS

101-41
Special Street Wall Location Regulations

Map 3 (Street Wall Continuity and Mandatory Sidewalk Widenings) in Appendix E of this Chapter specifies locations where the special #street wall# location regulations of this Section apply. However, such regulations shall not apply along the #street# frontage of that portion of any #zoning lot# occupied by existing #buildings# to remain.

* * *

(d) All other areas

* * *

(e) #Large qualifying sites#

For #large qualifying sites# where a publicly accessible area is provided along one or more #street# frontages, the #street wall# location requirements of this Section shall not

apply along such #street# frontages or portions thereof occupied by the publicly accessible area.

101-42
Mandatory Sidewalk Widenings

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

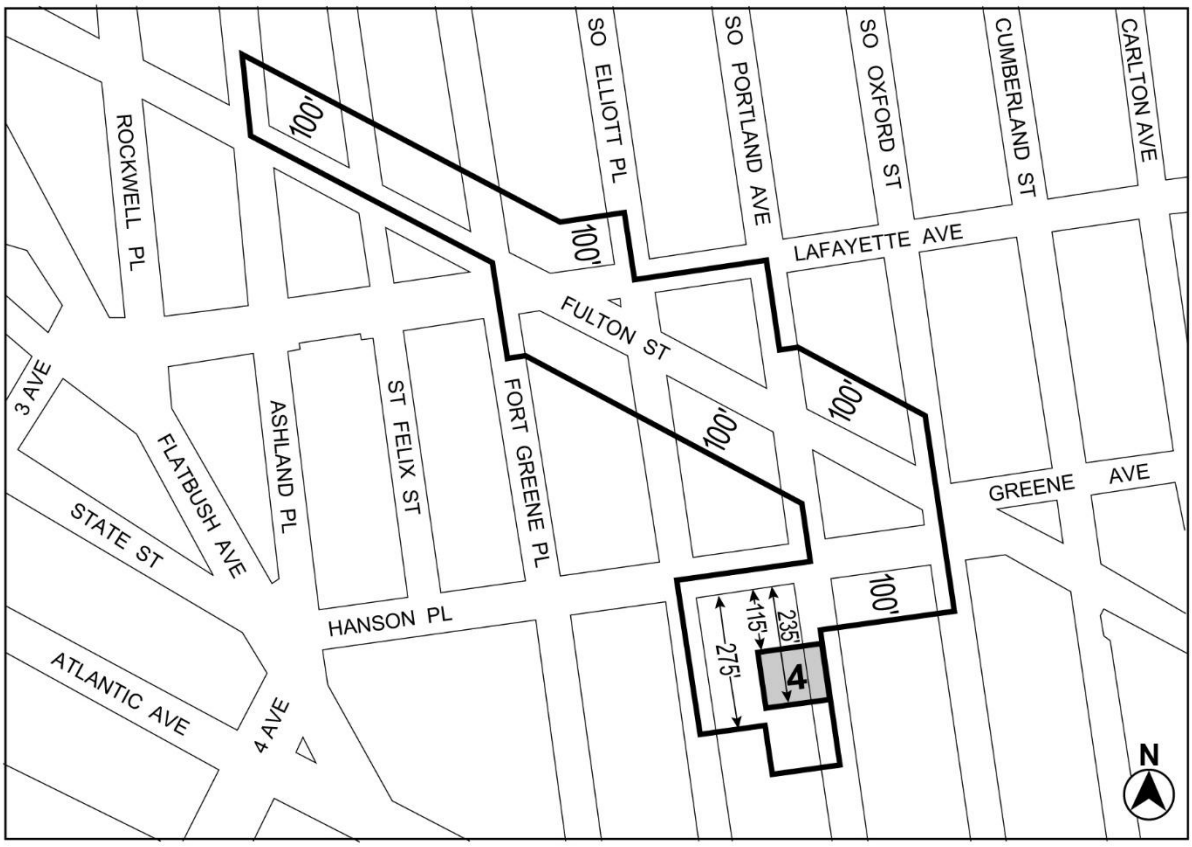
* * *

Brooklyn Community District 2

* * *

Map 2 – [date of adoption]

[EXISTING MAP]

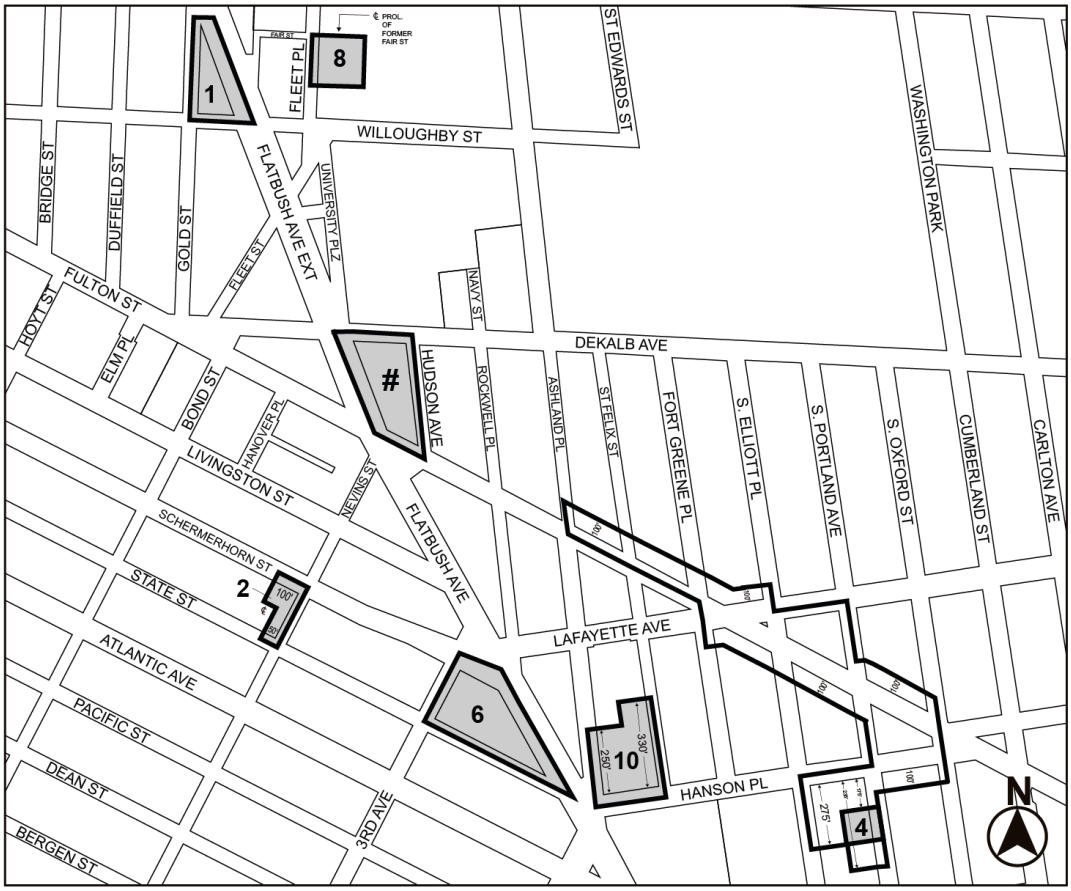


Inclusionary Housing designated area

Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*

Area **4** – 6/28/18 MIH Program Option 1

[PROPOSED MAP]



Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area

Area **1** — 11/16/16 MIH Option 2

Area **2** — 9/7/17 MIH Option 1

Area **4** — 6/28/18 MIH Option 1

Area **6** — 9/26/18 MIH Option 1 and Option 2

Area **8** — 12/10/19 MIH Option 1

Area **10** — 10/21/21 MIH Option 1 and Option 4

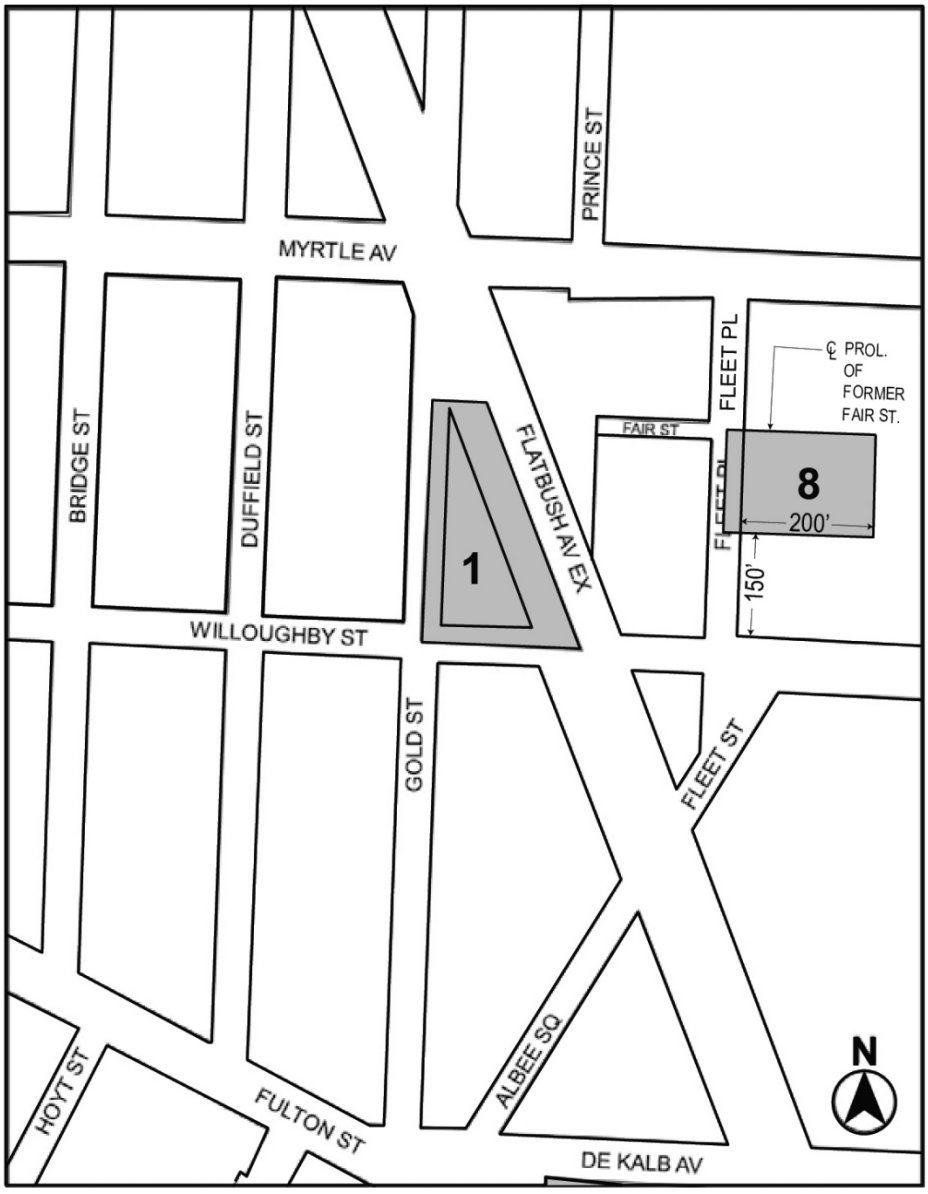
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

~~Map 5 – (12/10/19)~~

[EXISTING MAP – TO BE REMOVED]



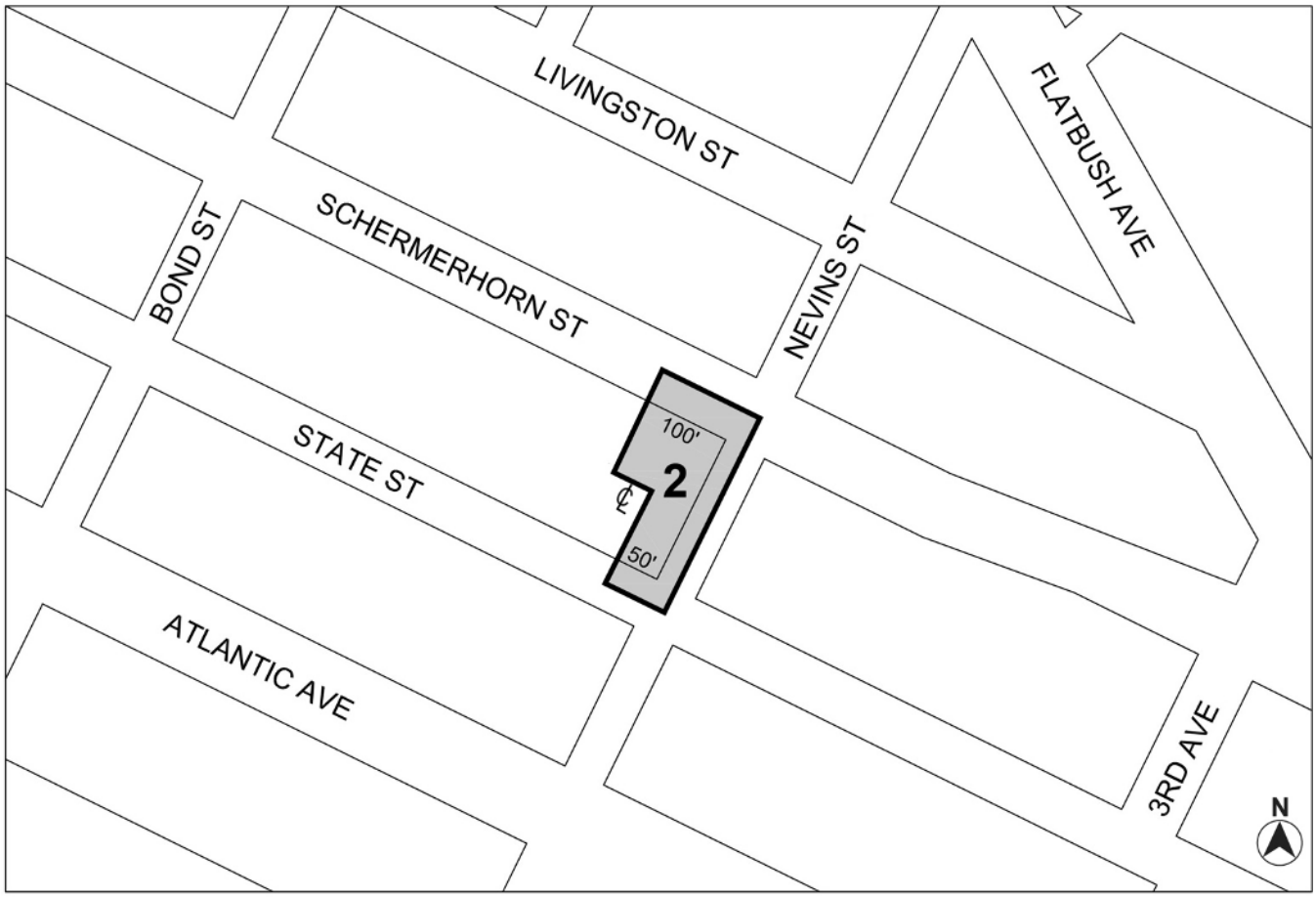
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **1** — 11/16/16 MIH Program Option 2

Area **8** — 12/10/19 MIH Program Option 1

~~Map 6 – (9/7/17)~~

[EXISTING MAP – TO BE REMOVED



Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*

Area **2** – 9/7/17 MIH Program Option 1

~~Map 8 - (10/21/21)~~

[EXISTING MAP – TO BE REMOVED]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*

Area **6** — 9/26/18 MIH Program Option 1 and Option 2

Area **10** — 10/21/21 MIH Program Option 1 and Workforce Option

* * *