##
***RESILIENT EDGEMERE***

**CD 14** **N 220233 ZRQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XIII, Chapter 7 (Special Coastal Risk District) to establish the Edgemere Special Coastal Risk District, and modifying APPENDIX F to establish Mandatory Inclusionary Housing areas.

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 XIII**
**SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 7**
**Special Coastal Risk District (CR)**

* * *

**137-10**
**GENERAL PROVISIONS**

* * *

**137-11**
**District Plan and Maps**

The District Maps are located in the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

Map 1 #Special Coastal Risk District# 1 (CR-1), in Broad Channel, Community District 14, Borough of Queens

Map 2 #Special Coastal Risk District# 2 (CR-2), in Hamilton Beach, Community District 10, Borough of Queens

Map 3 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island

Map 4 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island

Map 5 #Special Coastal Risk District# 4 (CR-4), in Gerritsen Beach, Community District 15, Borough of Brooklyn~~.~~

Map 6 #Special Coastal Risk District# 5 (CR-5), in Edgemere, Community District 14, Borough of Queens.

**137-12**
**Applicability of Special Regulations**

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table:

SPECIAL REGULATIONS

| #Special Coastal Risk District# | #Residential Use# (137-21) | #Community Facility Use# (137-22) | Modified #Bulk# Requirements (137-31) | Modifications to Article V (137-40) | Special Requirements (137-50) |
|---|---|---|---|---|---|
| CR–1 (Broad Channel, Queens) | x | x | | | |
| CR–2 (Hamilton Beach, Queens) | x | x | x | | |

| | | | | | |
|---|---|---|---|---|---|
| CR–3 (buyout areas, Staten Island) | x | x | | x | x |
| CR–4 (Gerritsen Beach, Brooklyn) | x | x | x | | |
| CR–5 (Edgemere, Queens) | x | x | | | |

**137-20**
**SPECIAL USE REGULATIONS**

The special #use# regulations of this Section 137-20, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

**137-21**
**Residential Use**

In #Special Coastal Risk Districts#, #residential uses# shall be permitted as follows:

(a) In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences#.

(b) In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences#.

(c) In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:

~~(a)~~ (1) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and

~~(b)~~ (2) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.

(d) In #Special Coastal Risk District# 5, #residential uses# shall be permitted as follows:

(1) in R3A and C3A Districts, #residential uses# shall be limited to #single-family detached residences#; and

(2) in R4-1 Districts:

(i) for #zoning lots# with a #lot width# of less than 25 feet, #residential uses# shall be limited to #single-family detached residences#; and

(ii) for #zoning lots# with a #lot width# of 25 feet or more, #residential uses# shall be limited to #single-# or #two-family detached residences#.

The inclusion of #accessory# #residential uses# shall not be precluded by the provisions of this Section.

**137-22**
**Community Facility Use**

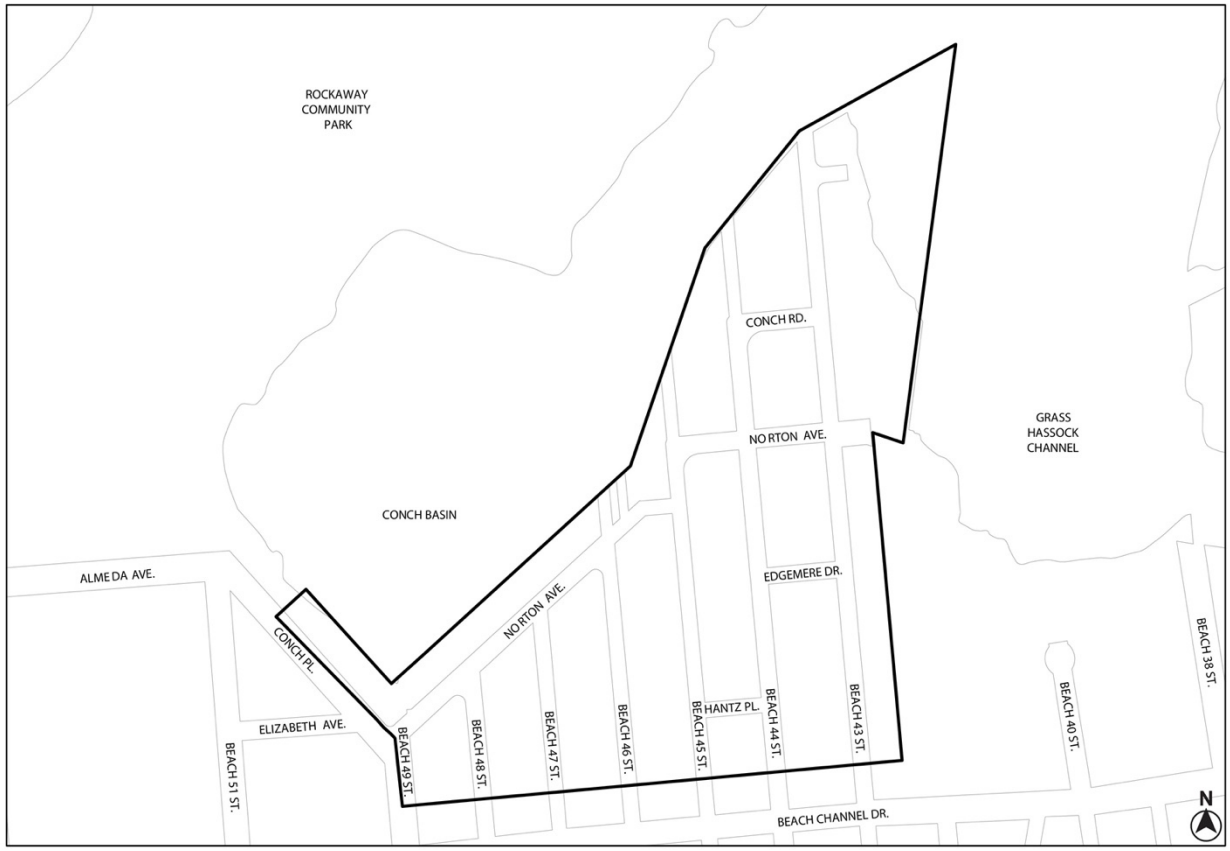
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**APPENDIX**
**Special Coastal Risk District Plan**

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Map 6 – Special Coastal Risk District 5, in Edgemere, Community District 14, Borough of Queens [date of adoption]

[PROPOSED MAP]




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**APPENDIX F – Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

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**APPENDIX F**

**QUEENS**

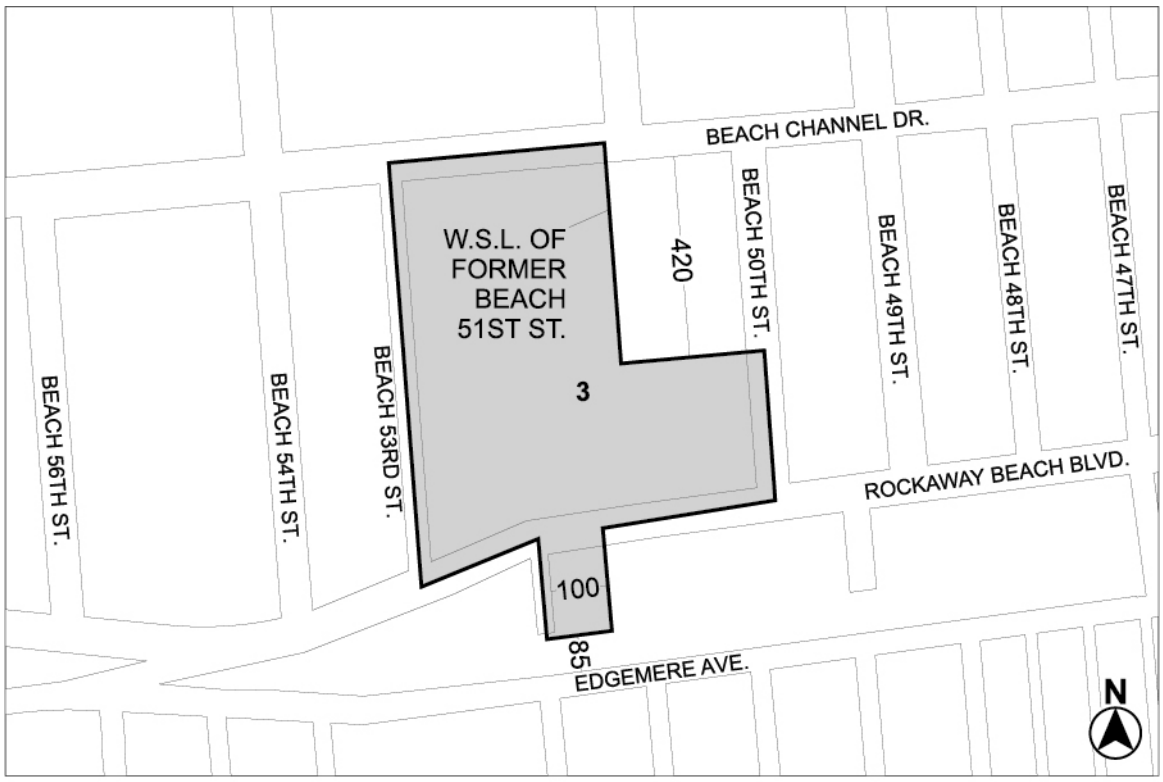
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**Queens Community District 14**

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Map 3 – ~~(11/14/19)~~ [date of adoption]

[EXISTING MAP]




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

Area **3** — (11/14/19) MIH Program Option 1

[PROPOSED MAP]




Portion of Community District 14, Queens

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