DEPARTMENT OF CITY PLANNING, CITY OF NEW YORK
TECHNICAL REVIEW DIVISION

TO: Land Use Participants

FROM: Elena Tugusheva, TRD

Date: January 2, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on Brownsville NCP (C 250037 ZMK)

Dear Land Use Participant,

The above project was certified into ULURP on September 9th, 2024 Subsequent to certification, the Department of City Planning's City of Yes for Housing Opportunity (CHO) zoning text amendment was adopted with modifications by the City Council, on December 5, 2024. This wide-ranging text amendment will help alleviate the city's acute housing crisis by facilitating a little more housing in every neighborhood. The text amendment accomplishes this through changes to the regulations for zoning districts across the city.

Therefore, the regulations underlying the zoning districts proposed in this project may have changed since its certification. The information in the application materials for this project reflects regulations that were in effect at the time of certification, before CHO was adopted, that may no longer be in effect. Further, a footnote in the project description of the application noted what changes could have resulted from adoption of the CHO proposal that was referred into public review on April 29, 2024. However, the footnote is no longer up to date due to modifications to CHO by the City Planning Commission and the City Council.

Now that CHO is in effect, the table below provides updated information you can use in your review of this project. The information below represents the regulations for these districts that will be in place should this project be approved.

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	Existing Zoning M1-1		Proposed Zoning R7A/ C2-4 (MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses				
Permitted Use Groups	42-10	I-IV, VI-X	22-10/ 32-10	I-IV, VI-X
Maximum Floor Area Ratio (FAR)				
Residential	NA	NA	23-22	4.00/5.01[1]
Community Facility	43-122	2.4	24-11/ 33-121	4
Commercial	43-12	1	33-121	2
Manufacturing	43-12	1	NA	NA
Yards				
Minimum Front Yard	NA	NA	23-321	none required
Minimum Side Yard	43-25	None or 8'	23-334/ 33-25	none required or 5ft (residential) none required or 8ft (commercial)
Minimum Rear Yard	43-26	20'	23-342	20 or 30 feet[2]
Height and Setbacks				
Minimum Base Height	43-43	NA	23-432	40ft
Maximum Height of Front Wall	43-43	30' or 2 Stories	33-431	60 feet or four stories
Maximum Base Height	43-43	sky exposure plane	23-432	75ft/ 85ft[1]
Maximum Building Height	43-43	30' or 2 Stories	23-432	85ft /115[1]
Sky Exposure Plane	43-43	1:01	33-431	2.7 to 1 (narrow)/ 5.6 to 1 (wide)
Setbacks from Narrow Street	43-43	20'	23-433/ 33-431	15 ft (residential) 20 ft (commercial)
Setbacks from Wide Street	43-43	15'	23-433/ 33-431	10 ft (residential) 15 ft (commercial)
Lot Coverage				
Interior Lot/Through Lot	NA	NA	23-362	80%,50%-65%[3]
Corner Lot	NA	NA	23-362	100%,50%-65%[3]
Parking				
Residential	NA	NA	25-222	15% of DU/ 0%[1]
Commercial/Manufacturing	44-20	By use	36-21	By use

[1] Values listed are for #qualifying residential sites# (R7A)
[2] Required rear yards are the same for every residential district. Minimum yard depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.
[3]Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.
NA = Not applicable.