2201-2227 Neptune Avenue

Brooklyn CD 13
November 20th, 2024

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 XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-60
SPECIAL BULK REGULATIONS

* * *

123-63
Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

* * *

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section 23-154 (Inclusionary Housing). The locations of such districts are specified in APPENDIX F of this Resolution.

#Special Mixed Use District#	Designated #Residence District#
* * *	
MX-25 — Community District 6, Brooklyn	R6B
MX-26 — Community District 13, Brooklyn	R7-3

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 25:

Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 26:

Coney Island, Brooklyn

The #Special Mixed Use District# - 26 is established in Coney Island in Brooklyn as indicated on the #zoning maps#.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

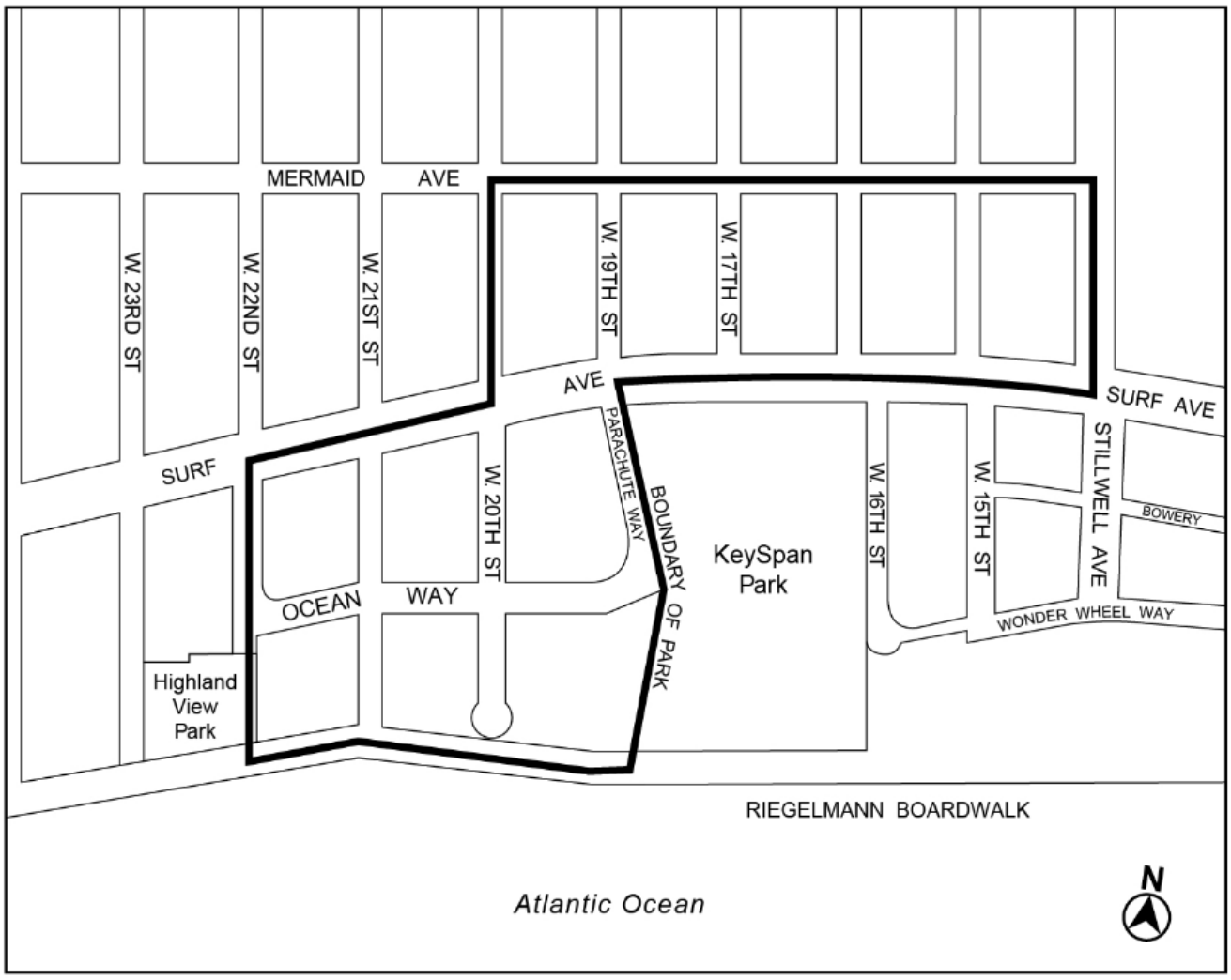
BROOKLYN

* * *

Brooklyn Community District 13

Map 1 – [date of adoption]

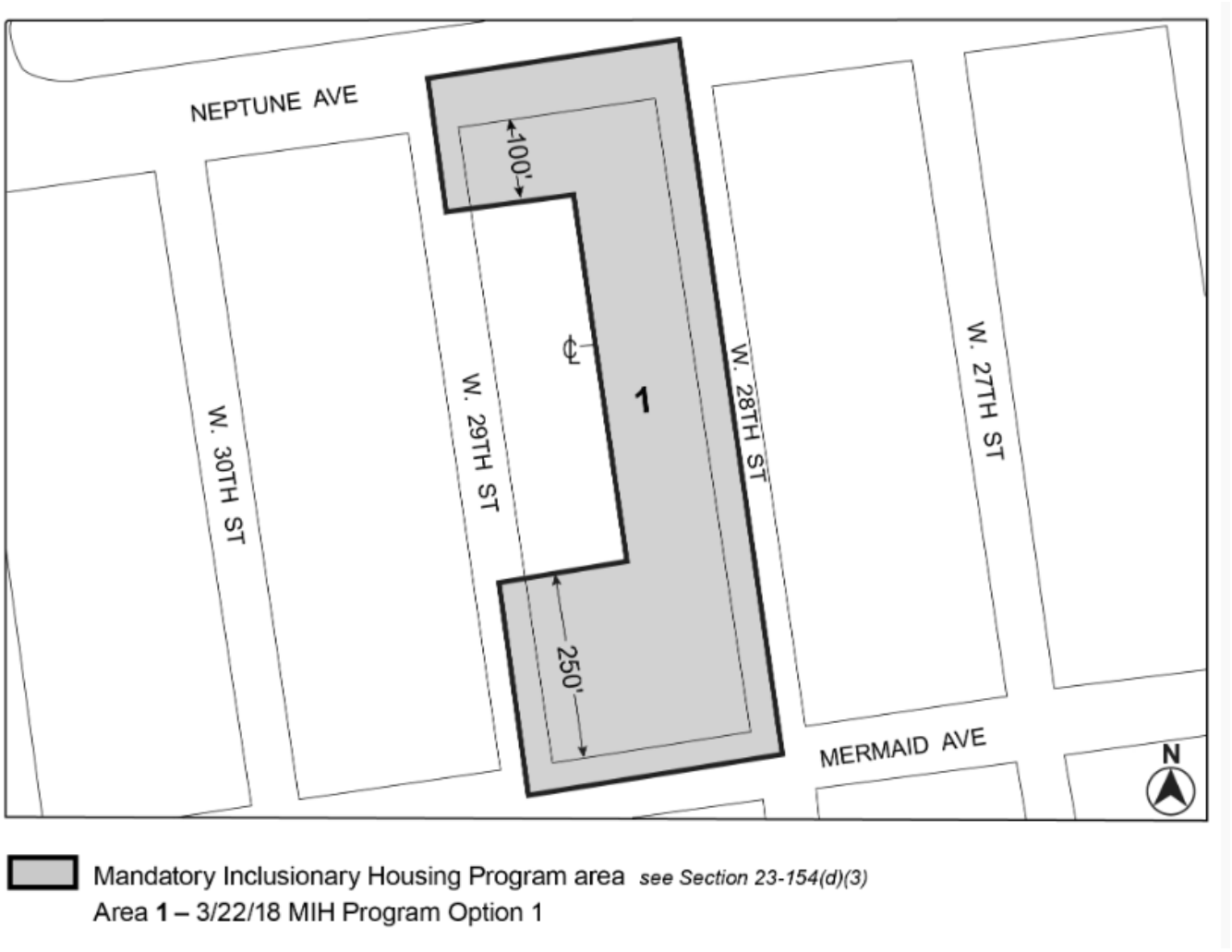
[EXISTING MAP]



Inclusionary Housing designated area

~~Map 2 – (3/22/18)~~

[EXISTING MAP]



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

Area **1** – 3/22/18 MIH Program Option 1

[PROPOSED MAP]



Inclusionary Housing Designated Area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** — 3/22/18 MIH Program Option 1
Area **#** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 13, Brooklyn

* * *