240 Nassau Street

September 2026

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 VII
ADMINISTRATION

* * *

Chapter 4
Special Permits by the City Planning Commission

* * *

74-70
ADDITIONAL PERMITS

* * *

74-75
Educational Construction Fund Projects

* * *

74-752
Educational Construction Fund projects in certain areas

In C6-9 Districts within the #Special Downtown Brooklyn District# and in C6-12 Districts within Brooklyn Community District 2 outside of the #Special Downtown Brooklyn District#, for #developments#, #enlargements# or #conversions# that include one or more #schools# on a tract of land owned by the New York City Educational Construction Fund, the City Planning Commission may permit the modifications set forth in paragraph (a) of this Section. For the purposes of this Section, a tract of land owned by the New York City Educational Construction Fund may also include a tract of land under single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10, when such tract of land includes a parcel which was the site of a public school.

(a) Modifications

The Commission may modify:

(1) applicable ground floor #use# regulations;

(2) in a #Mandatory Inclusionary Housing area#, the affordable housing requirements of Section ~~27-131 (Mandatory Inclusionary Housing)~~ 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive;

(3) other #bulk# regulations, except that the maximum permitted #floor area ratio# may not be increased; and

(4) #accessory# off-street parking and loading berth requirements.

(b) Findings

* * *

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

* * *

BROOKLYN

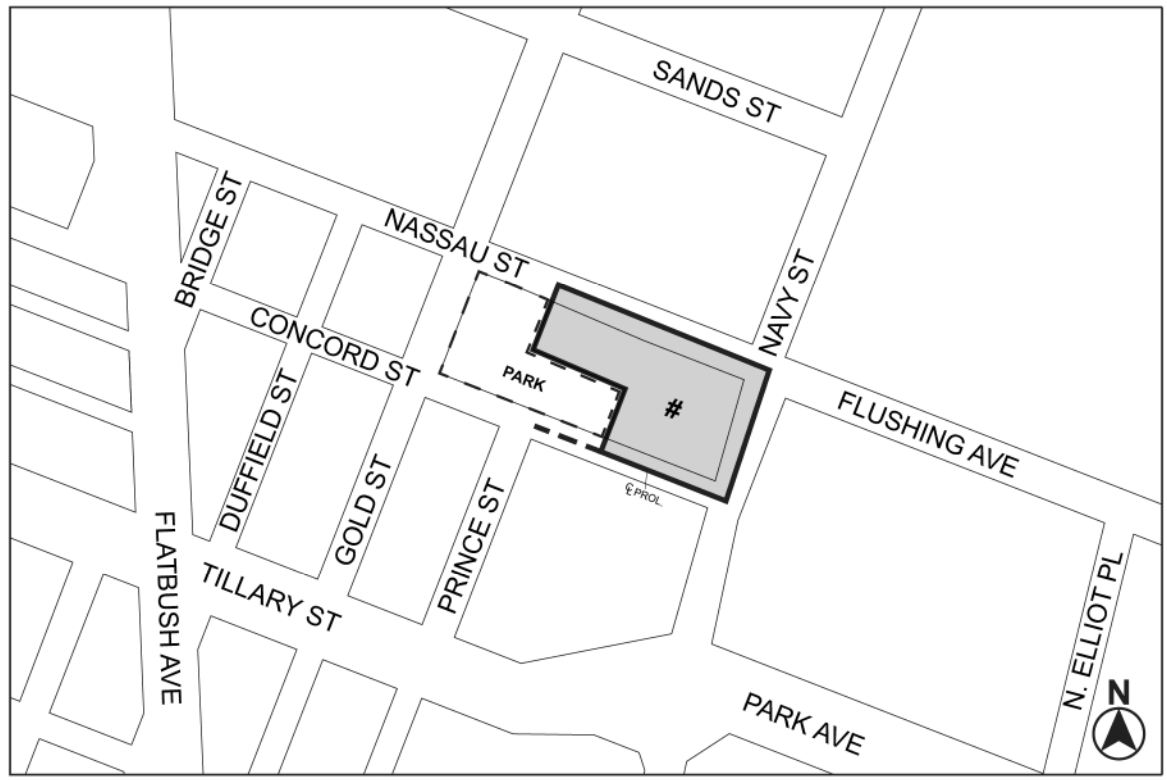
* * *

Brooklyn Community District 2

* * *

Map 11 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area # – [date of adoption] MIH Option 1

Portion of Community District 2, Brooklyn

* * *