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

TO: Land Use Participants

FROM: TRD

Date: December 10, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on 2201-2227 Neptune Avenue Rezoning (240294ZMK, N240295ZRK, N240296ZCK)

Dear Land Use Participant,

The above project was certified into ULURP on 12/02/2024. 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 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 are 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 M1-2		Proposed Zoning M1-5/R7-3 (MX)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses				
Permitted Use Groups	42-10/62-20	I, III, IV, VI-X	22-10	I - X
Maximum Floor Area Ratio (FAR)				
Residential	NA	NA	23-22*/62-322/123-622	6.0
Community Facility	43-122/62-325	4.80	24-11/62-323/123-621	6.50
Commercial	43-12/62-325	2.00	43-12/123-623	5.00
Manufacturing	43-12/62-325	2.00	43-12/123-623	5.00
Yards				
Minimum Front Yard	NA	NA	123-631	none required
Minimum Side Yard	43-25	none or 8'	123-631	none or 5'
Minimum Rear Yard	43-26	20'	23-342/43-20/62-33/123-631	20' (manufacturing), or 20' or 30' (residential) **
Height and Setbacks				
Minimum Base Height	NA	NA	62-343	NA
Maximum Base Height	62-341	60'	62-343	95'
Maximum Building Height	62-341	110'	62-343	375'
Lot Coverage				
All Lots	NA	NA	62-333/23-362	80%
Parking				
Residential	NA	NA	25-222	15% of Dwelling Units ***
Commerical/Manufacturing	44-20	By Use	44-20	By Use
Loading	44-52	By Use	44-52	By Use

* When providing affordable housing pursuant to the Inclusionary Housing Program.

** Required rear yards are the same for every residential district. Minimum lot depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.

*** Outer Transit Zone: No parking required for #qualifying affordable# dwelling units.

NA = Not applicable.