MONITOR POINT TEXT AMENDMENT
(DRAFT 11/10/2025)

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10 or 62-11;
*** indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2
Special Regulations Applying in the Waterfront Area

* * *

62-30
SPECIAL BULK REGULATIONS

* * *

62-36
Special Bulk Regulations in Certain Areas Within Community District 1, Brooklyn

On #waterfront blocks# in Waterfront Access Plan BK-1 in Community District 1, Borough of Brooklyn, the special #bulk# regulations of this Chapter are further modified as set forth in this Section, inclusive.

62-361
Special floor area regulations

[REVISING FAR FOR MIH AREAS]

(a) R6 R7 R8

In the districts indicated, the maximum #residential# #floor area ratio# shall be as follows: ~~set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.~~

(1) For #zoning lots# located in #Mandatory Inclusionary Housing areas#, the maximum #residential# #floor area ratio# shall be as set forth in Section 23-22 (Floor Area Regulations for R6 Through R12 Districts); or

(2) For #zoning lots# located outside of #Mandatory Inclusionary Housing areas#, the maximum #residential# #floor area ratio# shall be as set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #UAP developments# or #qualifying senior housing#.

MAXIMUM FLOOR AREA RATIO FOR R6-R8 DISTRICTS

District	Standard #residences#	~~#Qualifying affordable housing#~~ #UAP developments# or #qualifying senior housing#
R6	2.54	3.05
R7-3	4.17	5.00
R8	5.42	6.50

(b) #Buildings# used for #accessory# off-street parking spaces

* * *

62-363
Special height and setback regulations

[REVISING HEIGHTS FOR MIH DEVELOPMENTS IN R8 DISTRICTS]

Within Waterfront Access Plan BK-1, the provisions of Section 62-30 (SPECIAL BULK REGULATIONS) are modified, as follows:

(a) The maximum base heights of paragraph (a) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall be modified in R6 Districts to permit a maximum base height of 65 feet or six #stories#, whichever is less.

(b) The maximum #building# heights of Section 62-343 shall not apply. In lieu thereof, the provisions of this paragraph, (b), shall apply:

(1) The maximum #building# height in an R6 District shall be 65 feet or six #stories#, whichever is less, within 100 feet of Commercial Street, West Street, Dupont Street, Franklin Street and Kent Avenue. However, for #buildings or other structures# with #qualifying affordable housing# or #qualifying senior housing# the maximum #building# height shall be 75 feet.

Beyond 100 feet of such #streets# and any other portions of an R6 District, the maximum #building# height shall be 110 feet. In R8 Districts, the maximum #building# height shall be 190 feet, except that for #zoning lots# #developed# with multiple #buildings# or portions of #buildings# that exceed a height of 180 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 190 feet, to a maximum #building# height of 290 feet. ~~Such maximum #building# heights of 110 feet, 190 feet and 290 feet may be exceeded by a penthouse portion of a #building#, pursuant to the provisions of paragraph (b)(3) of this Section.~~

(2) For ~~#developments# that provide~~ #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, the height limits of an R8 District set forth in paragraph (b)(1) of this Section may be exceeded, provided that:

(i) outside of #Mandatory Inclusionary Housing areas#, ~~the height limits of an R8 District set forth in paragraph (b)(1) of this Section may be exceeded, provided that~~ the maximum #building# height shall be 260 feet~~,~~. ~~except that~~ However, for #zoning lots# #developed# with multiple #buildings# or portions of #buildings# that exceed a height of 200 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 260 feet to a maximum #building# height of 360 feet. ~~Such maximum #building# heights of 260 feet and 360 feet may be exceeded by a penthouse portion of a #building#, pursuant to the provisions of paragraph (b)(3) of this Section.~~ ; or

(ii) in #Mandatory Inclusionary Housing areas#, the maximum #building# height shall be 500 feet. However, for #zoning lots# #developed# with multiple #buildings# or portions of #buildings# that exceed a height of 440 feet, not more than half of such #buildings# or portions of #buildings# may exceed a height of 500 feet to a maximum #building# height of 600 feet.

* * *

62-90
WATERFRONT ACCESS PLANS

* * *

62-93
Borough of Brooklyn

* * *

62-931
Waterfront Access Plan BK-1: Greenpoint-Williamsburg

[REMOVING PARCEL 19 FROM PARKS DESIGNATION]

Maps BK-1a through BK-1c in paragraph (f) of this Section show the boundaries of the area comprising the Greenpoint-Williamsburg Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on May 11, 2005, as follows:

* * *

(d) Special public access provisions by parcel

* * *

(11) Parcel 15

An #upland connection# shall be provided within the prolongation of the #street lines# of West Street, connecting Quay Street to Parcel 20.

(12) Parcels ~~19,~~ 20, 21 and 22

Parcels ~~19,~~ 20, 21 and 22 shall be designated as public #parks# as of May 11, 2005.

(13) Parcel 25

* * *

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commissions

74-70
ADDITIONAL PERMITS

* * *

74-74
Large-scale General Development

* * *

74-745
Modifications of parking and loading regulations

[REVISING APPLICABILITY OF LOADING BERTH WAIVER]

For a #large-scale general development# the City Planning Commission may permit:

* * *

(b) Waiver or reduction of loading berth requirements

~~For #zoning lots# in a #large-scale general development#, located either within a #Special Mixed Use District# in Community District 2 in the Borough of The Bronx, or within a waterfront area pursuant to paragraph (b) of Section 62-132, in Community District 1 in the Borough of Brooklyn, where such #zoning lots# in the waterfront area contain one or more retail or service #uses# listed in Use Group VI and where no single such establishment in the waterfront area exceeds 8,500 square feet in #floor area#, or for #zoning lots# located in #large-scale general developments# within #Special Mixed Use District# 24 in Community District 1 in the Borough of Queens, the Commission may waive or reduce the number of required loading berths, provided that:~~

~~(1) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#;~~

~~(2) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;~~

~~(3) such modification allows for a better relationship between the #street walls# of the #building# containing such establishment and the adjacent sidewalk and surrounding area; and~~

~~(4) such modification will not impair or adversely affect the development of the surrounding area.~~

For #zoning lots# in a #large-scale general development# located in a geography set forth in this Section, the Commission may waive or reduce the number of required loading berths, provided that the findings in paragraph (b)(2) are met.

(1) The following geographies are eligible for the loading berth modifications of this paragraph:

(i) within #Special Mixed Use District# 17 in Community District 2 in the Borough of The Bronx;

(ii) within #Special Mixed Use District# 24 in Community District 1 in the Borough of Queens;

(iii) within Waterfront Access Plan BK-1 in Community District 1 in the Borough of Brooklyn; or

(iv) #zoning lots# in waterfront areas subject to the provisions of paragraph (b) of Section 62-132 (Applicability of Article VII, Chapters 4, 5, 8 and 9), in Community District 1 in the Borough of Brooklyn, outside of Waterfront Access Plan BK-1, where such #zoning lots# in the waterfront area contain one or more retail or service #uses# listed in Use Group VI and where no single such establishment in the waterfront area exceeds 8,500 square feet in #floor area#.

(2) In order to grant the special permit, the Commission shall find that:

(i) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#;

(ii) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment;

(iii) such modification allows for a better relationship between the #street walls# of the #building# containing such establishment and the adjacent sidewalk and surrounding area; and

(iv) such modification will not impair or adversely affect the development of the surrounding area.

(c) Reduction of parking requirements

* * *

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

BROOKLYN

Brooklyn Community District 1

Map 1 - [date of adoption]

[EXISTING MAP]



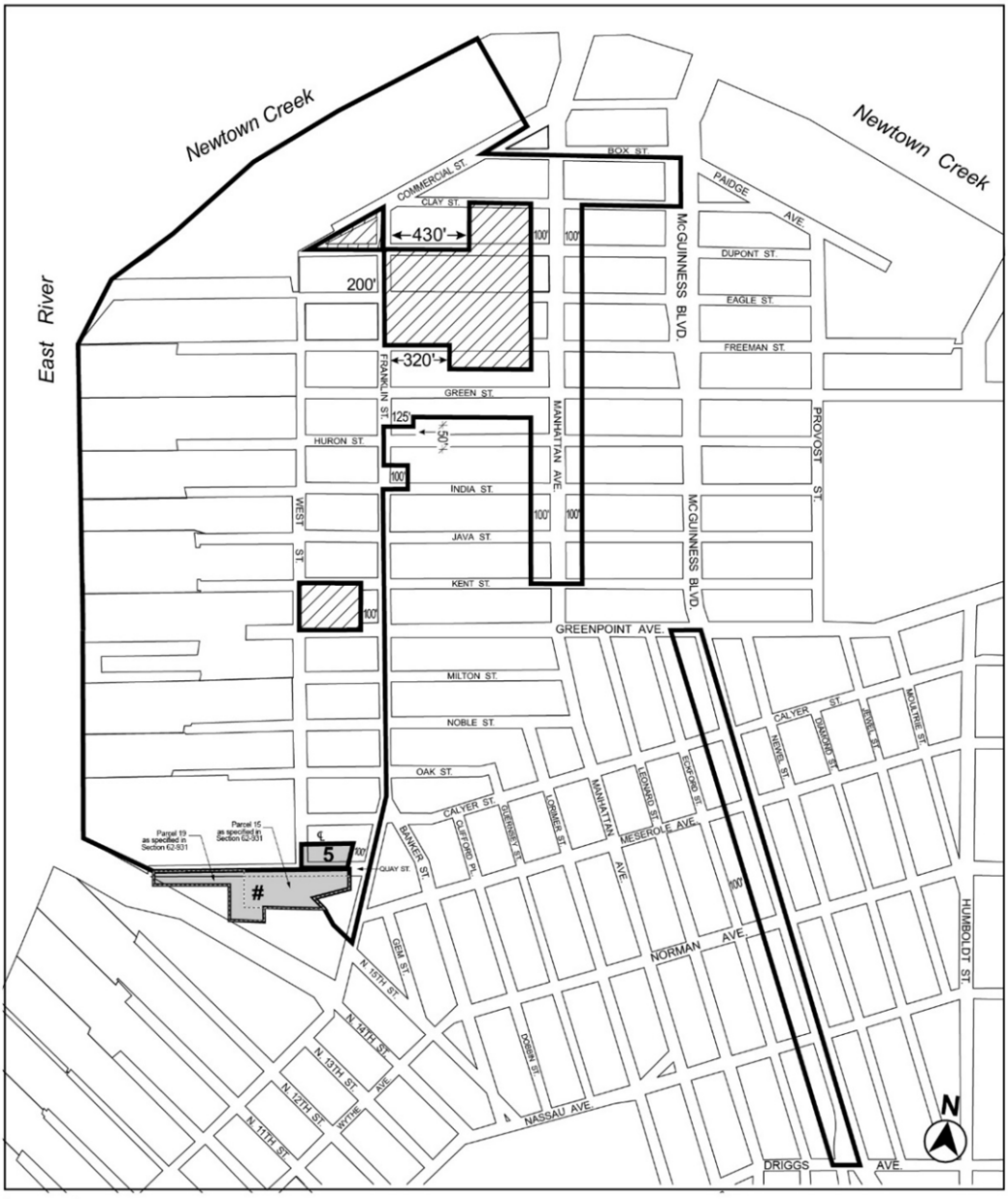
Inclusionary Housing designated area

Excluded Area

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

Area **5** – 12/15/21 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Former Inclusionary Housing designated area

Excluded Area

Mandatory Inclusionary Housing area

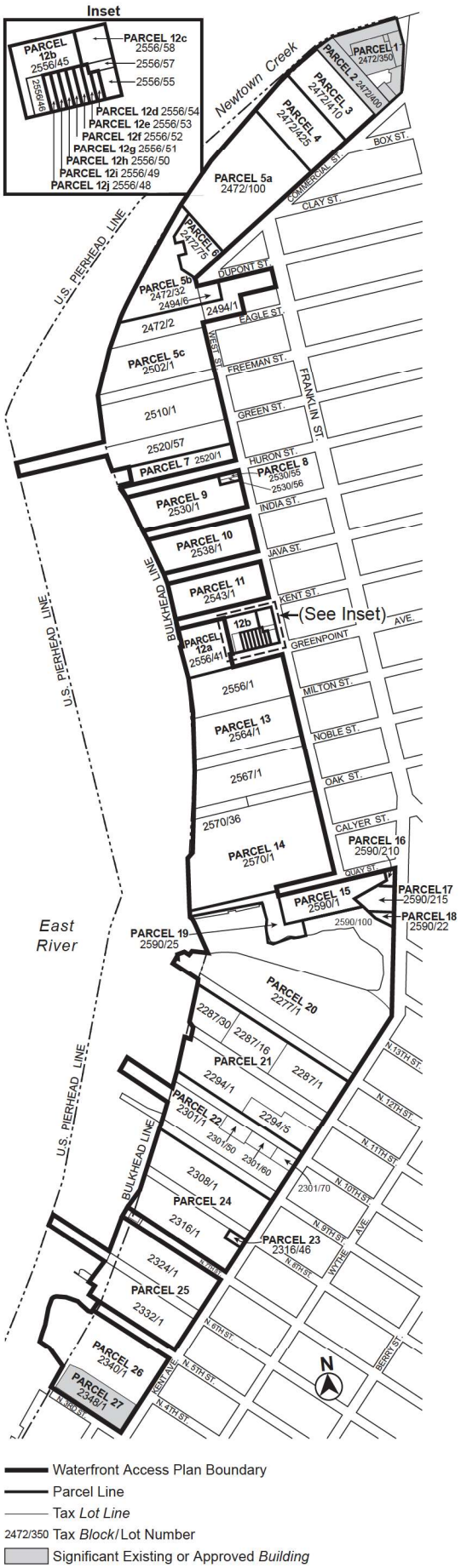
Area **5** – 12/15/21 MIH Program Option 1 and Option 3

Area **#** – [date of adoption] MIH Option 1 and Option 2

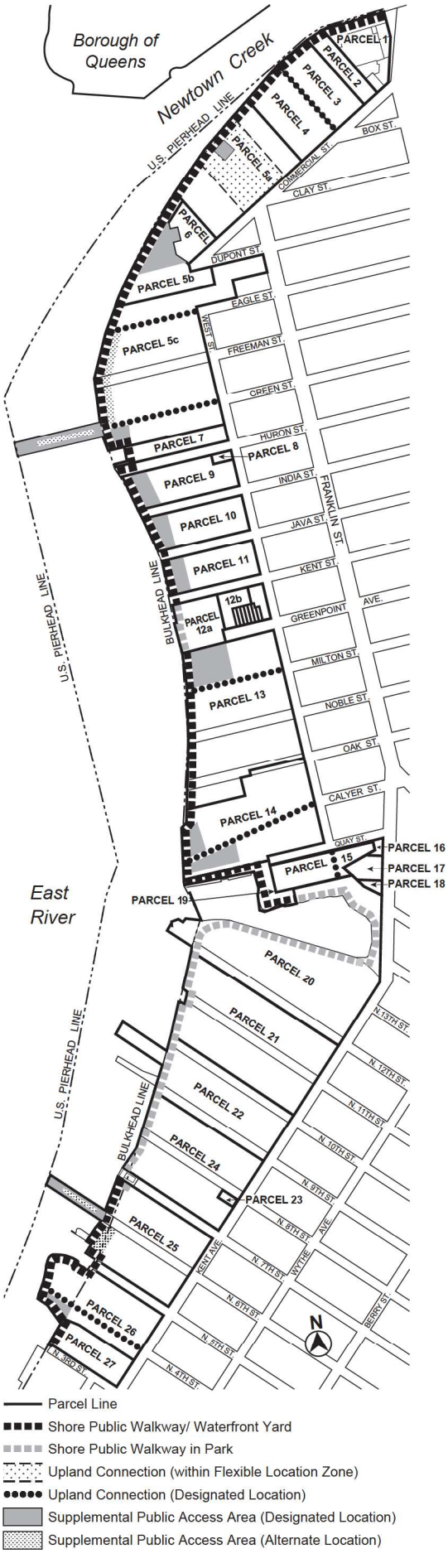
Portion of Community District 1, Brooklyn

* * *

BK-1a: Parcel Designation (63-931f.1)



BK-1b: Public Access Elements (63-931f.2)



BK-1c: Designated Visual Corridors (63-931f.3)

