SPECIAL COASTAL RISK DISTRICT—GERRITSEN BEACH

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 XIII
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 7
Special Coastal Risk District (CR)

* * *

137-11
District Plan and Maps

The District Maps are located in the Appendix to this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

Map 1 #Special Coastal Risk District# 1 (CR-1), in Broad Channel, Community District 14, Borough of Queens

Map 2 #Special Coastal Risk District# 2 (CR-2), in Hamilton Beach, Community District 10, Borough of Queens

Map 3 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Graham Beach and Ocean Breeze, Community District 2, Borough of Staten Island

Map 4 #Special Coastal Risk District# 3 (CR-3), encompassing New York State Enhanced Buyout Areas in Oakwood Beach, Community District 3, Borough of Staten Island.

Map 5 #Special Coastal Risk District# 4 (CR-4), in Gerritsen Beach, Community District 15, Borough of Brooklyn.

137-12
Applicability of Special Regulations

The special #use# and #bulk# regulations of this Chapter shall apply in the #Special Coastal Risk District# as set forth in the following table:

SPECIAL REGULATIONS

#Special Coastal Risk District#	#Residential Use# (137-21)	#Community Facility Use# (137-22)	Modified #Bulk# Requirements (137-31)	Modifications to Article V (137-40)	Special Requirements (137-50)
CR–1 (Broad Channel, Queens)	x	x			
CR–2 (Hamilton Beach, Queens)	x	x	x		
CR–3 (buyout areas, Staten Island)	x	x		x	x
CR–4 (Gerritsen Beach, Brooklyn)	x	x	x		

137-20
SPECIAL USE REGULATIONS

The special #use# regulations of this Section 137-20, inclusive, shall apply in the #Special Coastal Risk Districts# as set forth in the table in Section 137-12 (Applicability of Special Regulations).

137-21
Residential Use

In #Special Coastal Risk Districts# 1 and 3, #residential uses# shall be limited to #single-family detached residences# ~~and #accessory uses# as set forth in Section 22-11 (Use Group 1)~~.

In #Special Coastal Risk District# 2, #residential uses# shall be limited to #single-# or #two-family detached residences# ~~and #accessory uses# as set forth in paragraphs A. and B. of Section 22-12 (Use Group 2)~~.

In #Special Coastal Risk District# 4, #residential uses# shall be permitted as follows:

(a) for #zoning lots# with a #lot area# of less than 3,000 square feet, #residential uses# shall be limited to #detached# or #semi-detached single-family residences#; and

(b) for #zoning lots# with a #lot area# of 3,000 square feet or more, #residential uses# shall be limited to #detached# or #semi-detached# #single-# or #two-family residences#.

The inclusion of #accessory residential uses# shall not be precluded by the provisions of this Section.

* * *

137-30
SPECIAL BULK REGULATIONS

* * *

137-32
Height and Setback Regulations

[Note: Proposed Section 64-333 is part of a separate land use application: Zoning for Coastal Flood Resiliency (N 210095 ZRY)]

In #Special Coastal Risk District# 4, all #detached# or #semi-detached# #single-# or #two-family residences# shall be subject to the height and setback provisions set forth in Section 64-333 (Height and setback regulations for cottage envelope buildings).

137-40
SPECIAL APPLICABILITY OF ARTICLE V

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APPENDIX
Special Coastal Risk District Plan

Map 5 – Special Coastal Risk District 4, in Gerritsen Beach, Community District 15, Borough of Brooklyn [date of adoption]

[PROPOSED MAP]

