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

TO: Land Use Participants

FROM: Tat Wing Wong, TRD

Date: December 13, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on 166 Kings Highway Rezoning (C 230378 ZMK)

Dear Land Use Participant,

The above project was certified into ULURP on November 18, 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 may 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 may no longer be in effect.

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 ZoningR6B/C2-3		Proposed ZoningR7X/C2-4(MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses				
Permitted Use Groups	22-10/ 32-10	I-IV, VI-X	22-10/ 32-10	I-IV, VI-X
Maximum Floor Area Ratio (FAR)				
Residential	23-22	2.00/2.40[1]	23-22	5.00/6.00[1]
Community Facility	24-11/33-121	2.00	24-11/33-121	5.00
Commercial	33-121	2.00	33-121	2.00
Manufacturing	NA	NA	NA	NA
Yards				
Minimum Front Yard	23-322	none required	23-322	none required
Minimum Side Yard	23-334/33-25	None or 5 ft (residential) None or 8ft (commercial)	23-334/ 33-25	None or 5 ft (residential) None or 8ft (commercial)
Minimum Rear Yard[2]	23-342/ 33-26	20 or 30 ft	23-342/ 33-26	20 or 30 ft
Height and Setbacks				
Minimum Base Height	23-432	30ft	23-432	60 ft
Maximum Height of Front Wall	33-431	60 ft or 4 stories	33-431	60 ft or 4 stories
Maximum Base Height	23-432	45 ft	23-432	105 ft
Maximum Building Height	23-432	55 ft/65ft[1]	23-432	145 ft
Sky Exposure Plane	33-431	2.7 to 1 (Narrow Street) 5.6 to 1 (Wide Street)	33-431	2.7 to 1 (Narrow Street) 5.6 to 1 (Wide Street)
Setbacks from Narrow Street	23-433/33-431	15ft (residential)	23-433/33-431	15ft (residential)
Setbacks from Wide Street	23-433/33-431	10ft (residential) 15 ft (commercial)	23-433/33-431	10ft (residential) 15 ft (commercial)
Lot Coverage				
Interior Lot/Through Lot	23-362	80%,50%-65%[3]	23-362	80%,50%-65%[2]
Corner Lot	23-362	100%,50%-65%[3]	23-362	100%,50%-65%[2]
Parking/Loading				
Residential Parking	25-222	25% of DU/ 0%[1]	25-222	15% of DU/ 0%[1]

[1] Values listed are for #qualifyimg affordable housing# (R6B, R7X)

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

[3]Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.

NA = Not applicable.