

APPENDIX G

PROPOSED ZONING TEXT AMENDMENTS

- Zoning text amendment to:
 - Sections 123-63 and 123-90 to establish a Special Mixed Use (MX) District in Gowanus;
 - Sections 23-144, 23-922 and 23-942 to apply the Inclusionary Housing Program to specified R7-2 districts;
 - Section 23-942 (b) (2) to apply standard height and setback regulations of MX districts to developments utilizing the Inclusionary Housing Program in certain non-contextual MX districts;
- Amendment to the zoning map changing from an M2-1 district to an M1-4/R7-2 Special Mixed Use District;
- Special permit pursuant to Section 74-743 to modify bulk regulations for height and setback (Section 123-662), inner court recesses (Section 23-852) and yards (Sections 23-45 and 123-651) in a general large-scale development.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article II- Residence Districts

**Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts**

* * *

**23-144
In designated areas where the Inclusionary Housing Program is applicable**

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
<u>Community District 6, Brooklyn</u>	<u>R7-2</u>
Community District 7, Brooklyn	R8A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

* * *

23-922

Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

* * *

- (i) In Community District 6, in the Borough of Brooklyn, in the R7-2 District within the areas shown on the following Map 14:

[Map 14 insert here]

* * *

23-942

In Inclusionary Housing designated areas

The #floor area# of a #development# or #enlargement# may not exceed the base #floor area ratio# set forth in the following table, except that such #floor area# may be increased by one and one-quarter square feet for each square foot of #floor area# provided for #lower income housing#, up to the maximum #floor area ratio# specified in the table. However, the amount of #lower income housing# required to receive such bonus #floor area# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, in the #building#. In addition, the following rules shall apply:

District	Base #floor area ratio#	Maximum #floor area ratio#
R6*	2.2	2.42
R6**	2.7	3.6
R6A	2.7	3.6
R6B	2.0	2.2
<u>R7*</u>	<u>2.7</u>	<u>3.6</u>
<u>R7**</u>	<u>3.45</u>	<u>4.6</u>
R7A	3.45	4.6
R7D	4.2	5.6
R7X	3.75	5.0
R8	5.40	7.2
R9	6.0	8.0
R9A	6.5	8.5
R10	9.0	12.0

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- * for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#
- ** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

(b) Height and setback

- (1) Except in #Special Mixed Use Districts#, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) or 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.
- (2) In #Special Mixed Use Districts#, ~~where the #residence district# designation has a letter suffix,~~ the compensated #building# must be #developed# or #enlarged# pursuant to paragraph (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, ~~W~~where the #residence district# designation is an R6 District without ~~does not have~~ a letter suffix, the compensated #building# must be #developed# or #enlarged# pursuant to the height and setback regulations of Section 23-633 regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

Article XII - Special Purpose Districts

Chapter 3 Special Mixed Use District

* * *

123-63 Maximum Floor Area Ratio and Lot Coverage Requirements for Residential Buildings in R6, R7, R8 and R9 Districts

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Sections 23-142, 23-143 and paragraph (a) of Section 23-147 shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Section 23-145, or paragraph (b) of Section 23-147 for #non-profit residences for the elderly#. For purposes of this Section, #non-profit residences for the elderly# in R6 and R7 Districts without a letter suffix, shall comply with

the provisions for R6A or R7A Districts, respectively, as set forth in paragraph (b) of Section 23-147.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 80 percent on a #corner lot#.

However, in #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratio# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Special Mixed Use District	Designated Residence District
MX 8-Community District 1, Brooklyn	R6 R6A R6B R7A
<u>MX 11-Community District 6, Brooklyn</u>	<u>R7-2</u>

* * *

123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:

#Special Mixed Use District# - 1: (12/10/97) Port Morris, The Bronx

The #Special Mixed Use District# - 1 is established in Port Morris in The Bronx as indicated on the #zoning maps#.

* * *

#Special Mixed Use District# - 11: (effective date) Gowanus, Brooklyn

The #Special Mixed Use District# -11 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.