

SERVICE NOTICE

Special Gowanus Mixed Use District: Gowanus Mix Use Incentive

The newly enacted Special Gowanus Mixed Use District in the NYC Zoning Resolution (ZR) contains an as-of-right incentive in [Section 139-212](#) (the “Gowanus Mix Use incentive”). This incentive allows projects in the special district to obtain an increase in the amount of floor area ratio by dedicating floor area on the zoning lot to certain uses, known as Gowanus Mix Uses. [ZR 139-212](#) requires that a Notice of Restrictions (NOR) be recorded against the subject tax lot in the Office of the City Register.

Beginning May 17, 2022, applicants for New Building (NB) and Alt-CO jobs in the Special Gowanus Mixed Use District who seek to utilize the Gowanus Mix Use incentive, pursuant to [ZR 139-212](#), are required to submit to the Department of Buildings a signed and notarized NOR and proof of recording of the **NOR** from the **Office of City Register** prior to construction document approval. The new [NOR form](#) is available at www.nyc.gov/buildings.

All applicants for NB and Alt-CO jobs in Brooklyn will be required to answer the following new question on the **Plans/Work (PW1)** in DOB NOW:

Property is located in the Special Gowanus Mixed Use District and Gowanus Mix Use incentive applies.

Applicants who answer **Yes** to this question are required to complete the following steps before the job filing can be approved:

- Upload the completed and notarized [NOR form](#) and a copy of the **Recording and Endorsement Cover Page** as an Additional Supporting Document named **Gowanus Mixed Use NOR/Recording Cover Page**; and
- Answer **Yes** to **Restrictive Declaration/Easement** on the PW1 and enter the **CRFN** for the NOR.

Visit the **New York City Department of City Planning** website at www.nyc.gov/dcp for more information about the Special Gowanus Mixed Use District.

DOB NOW Inquiries & Support

To submit an inquiry about DOB NOW, visit the **DOB NOW Help Form** at www.nyc.gov/dobnowhelp.