Draft Zoning Proposal: Residential Areas

Purpose:
Contextualize an existing R6 district along Warren Street. Facilitate a low-income senior housing proposal at Mary Star of the Sea.

Proposed Zoning:
R6B, R6A

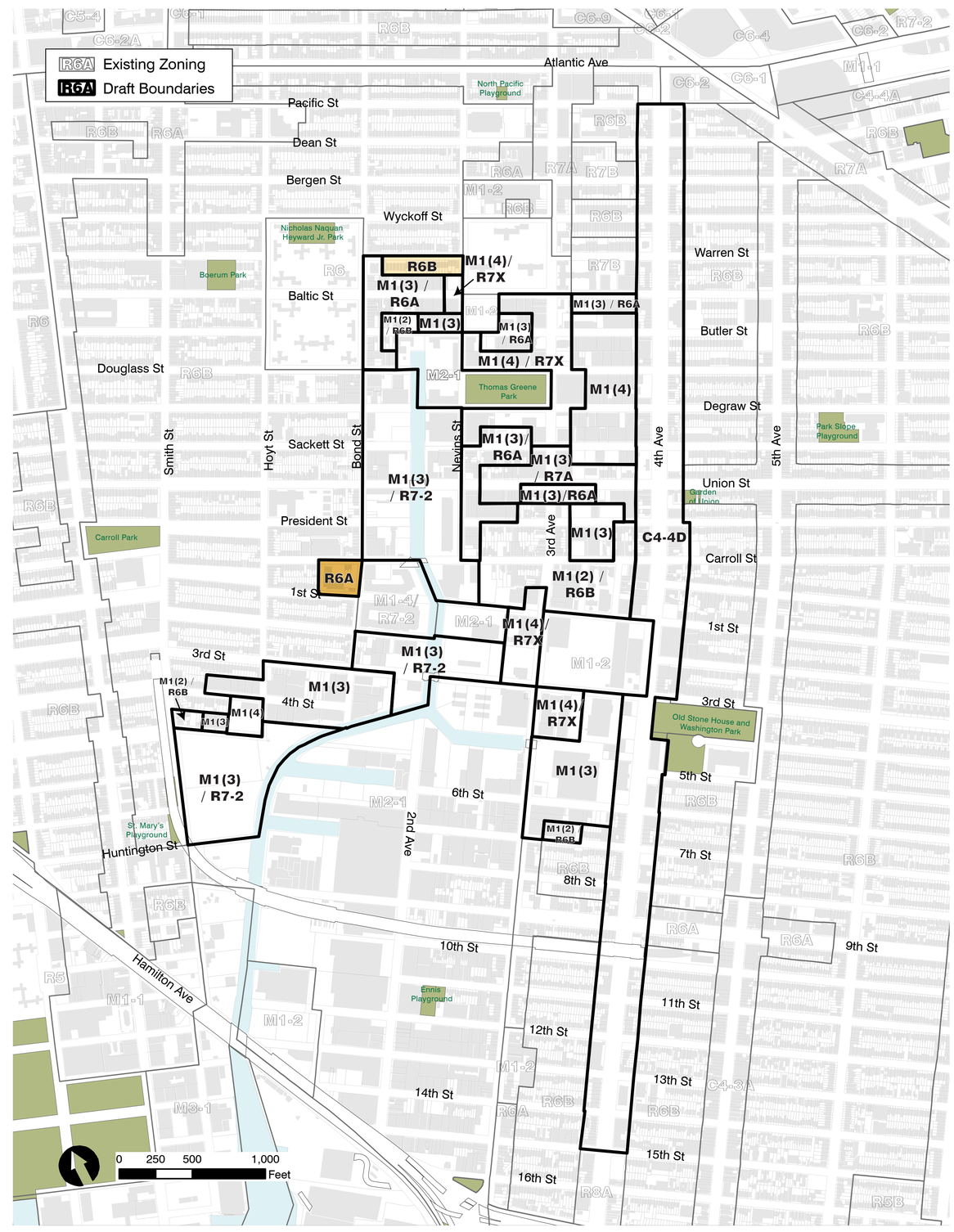
Goals Supported:

- Provide opportunities for permanently affordable housing, including low-income senior housing on Mary Star of the Sea's parking lot
- Bring existing residences into conformance with zoning
- Map contextual zoning districts that include height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context.

Residential Districts

Districts	R6B	R6A
Uses		
Use Groups	1-4	
FAR		
Residential	2	3.6 (w/ MIH)
AIRS*	2.2	3.9
Heights (in stories)		
Base	4	6
Max	5	8
Parking Requirement		
Market Rate Units	20%	
Affordable Units	0%	

** Affordable Independent Residences for Seniors*



Homes on Warren Street

Mary Star of the Sea

Gowanus
NEIGHBORHOOD PLANNING STUDY