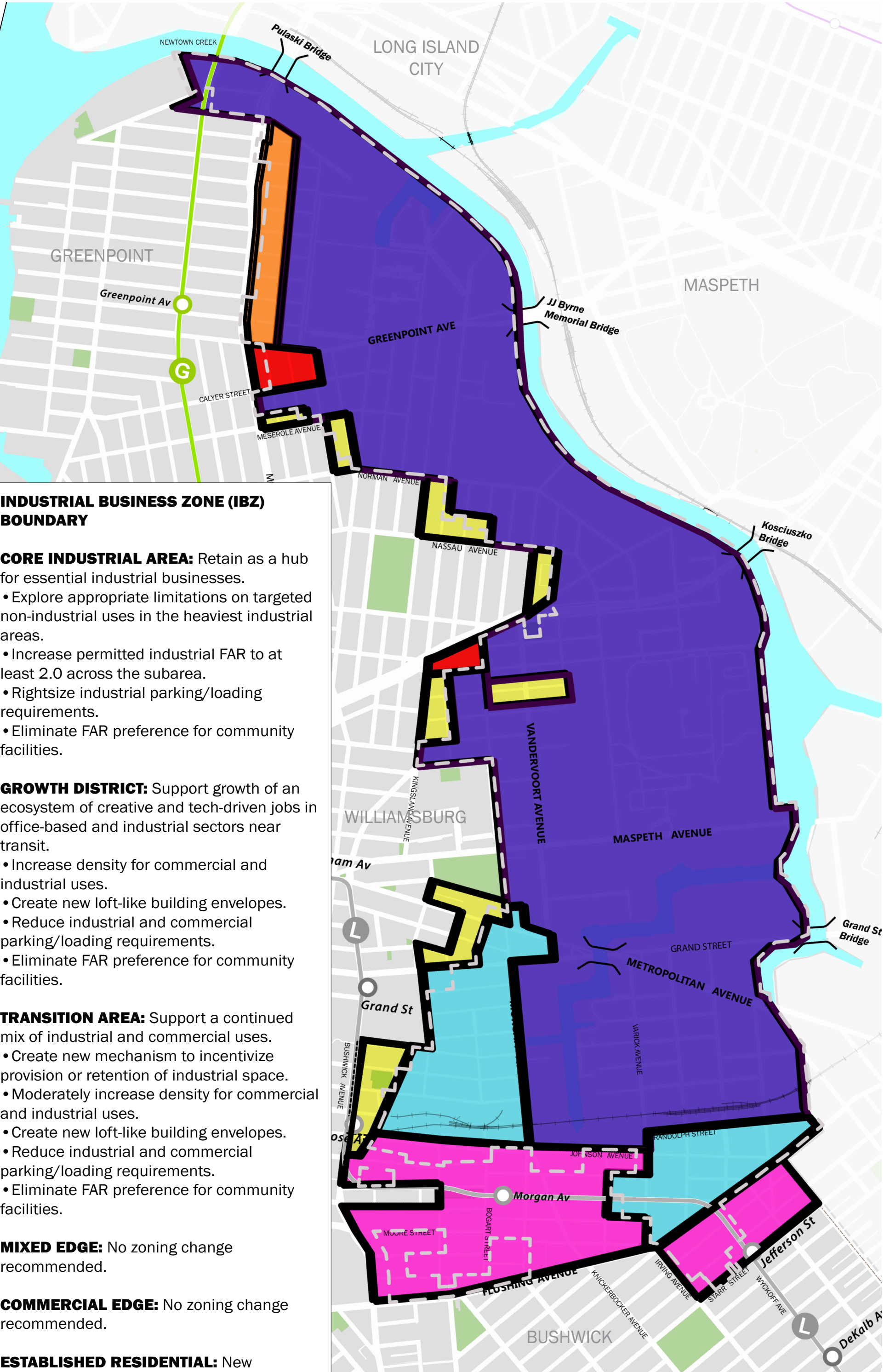


# North Brooklyn Industry & Innovation Plan | Land Use Framework

November 2018



- INDUSTRIAL BUSINESS ZONE (IBZ) BOUNDARY**
- CORE INDUSTRIAL AREA:** Retain as a hub for essential industrial businesses.
  - Explore appropriate limitations on targeted non-industrial uses in the heaviest industrial areas.
  - Increase permitted industrial FAR to at least 2.0 across the subarea.
  - Rightsize industrial parking/loading requirements.
  - Eliminate FAR preference for community facilities.
- GROWTH DISTRICT:** Support growth of an ecosystem of creative and tech-driven jobs in office-based and industrial sectors near transit.
  - Increase density for commercial and industrial uses.
  - Create new loft-like building envelopes.
  - Reduce industrial and commercial parking/loading requirements.
  - Eliminate FAR preference for community facilities.
- TRANSITION AREA:** Support a continued mix of industrial and commercial uses.
  - Create new mechanism to incentivize provision or retention of industrial space.
  - Moderately increase density for commercial and industrial uses.
  - Create new loft-like building envelopes.
  - Reduce industrial and commercial parking/loading requirements.
  - Eliminate FAR preference for community facilities.
- MIXED EDGE:** No zoning change recommended.
- COMMERCIAL EDGE:** No zoning change recommended.
- ESTABLISHED RESIDENTIAL:** New residential zoning to match predominantly residential character in these small areas.