

HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Brooklyn CD 2

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability in Brooklyn CD 2

• Basic Residential Height Changes

- Contextual
- Non-Contextual

• Inclusionary Housing Height Changes

• Senior Housing FAR and Height Changes

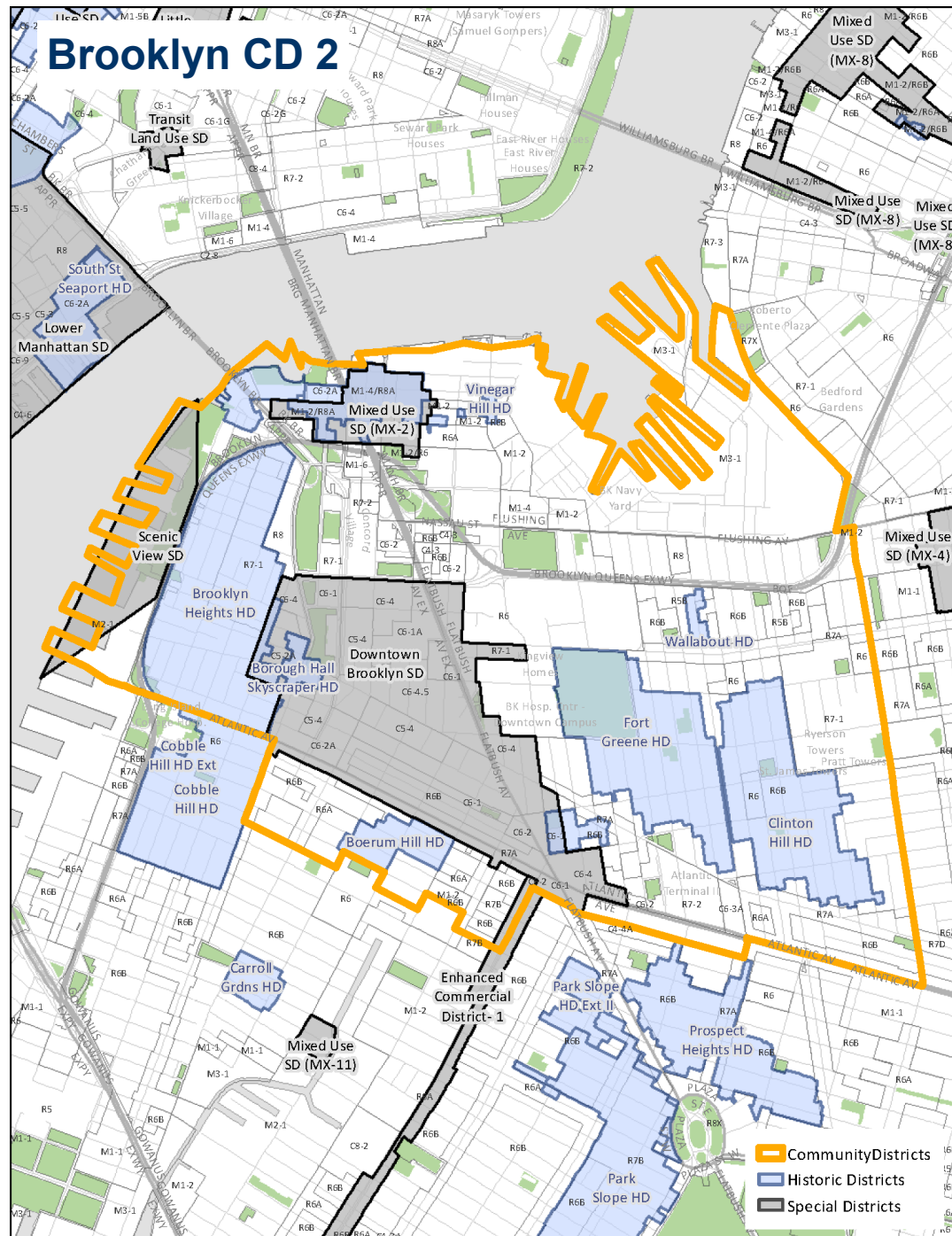
- Contextual
- Non-Contextual

• Parking Changes

- Transit Zone

• Zoning Special Districts and Areas

• Other reference maps



Basic Residential height changes

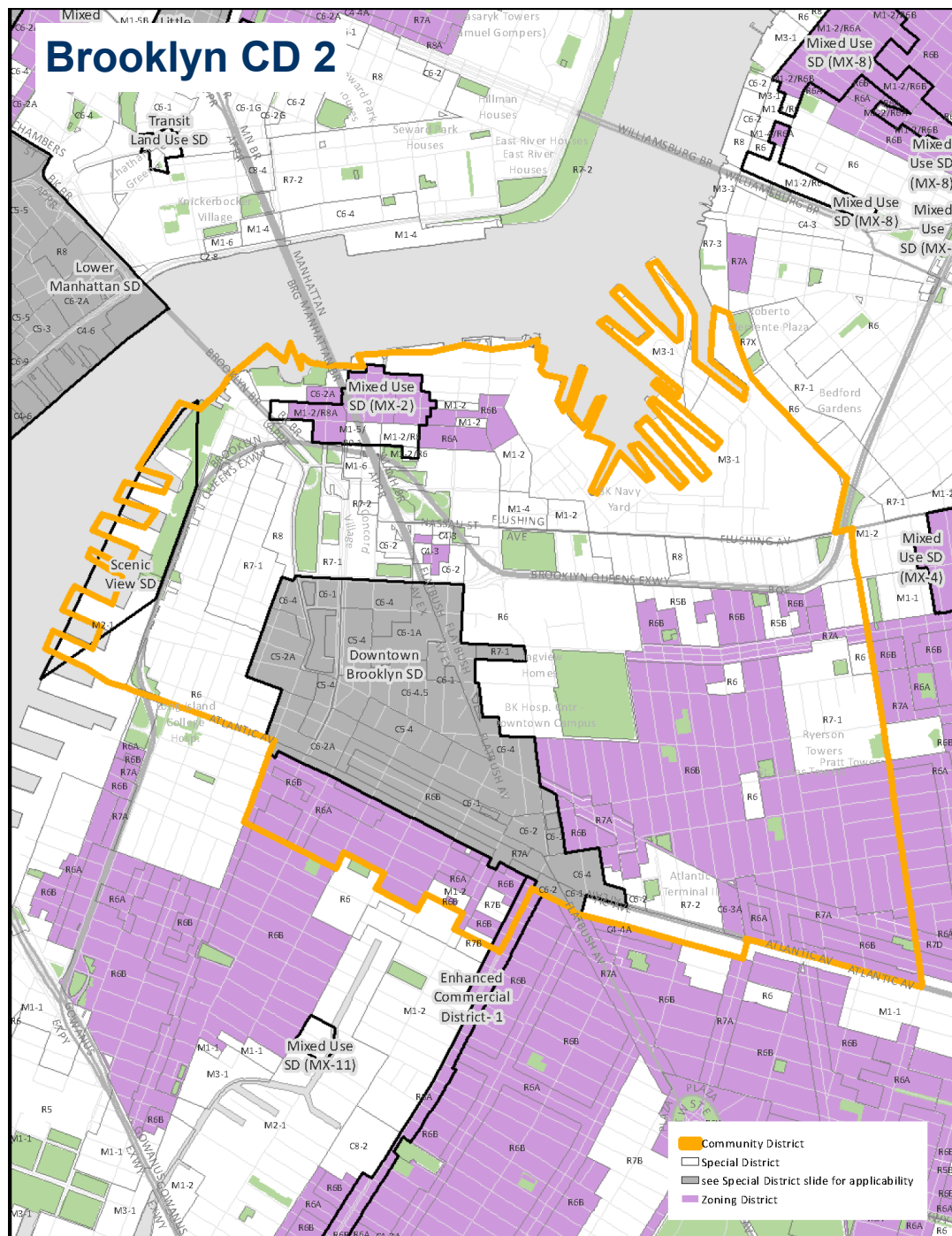
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment buildings. The proposal also provides minor increases in height to encourage housing production and increase design flexibility.

APPLICABILITY: Residential development in moderate and high density zoning districts R6-R10

Contextual Districts: Basic Residential changes

- In order to fit all permitted floor area and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

Res. Equiv.	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'
R7A	M1-4/R7A	80'	85' (8)	5'
	R7A	80'	85' (8)	5'
R8A	C6-2A	120'	125' (12)	5'
	M1-2/R8A	120'	125' (12)	5'
	M1-4/R8A	120'	125' (12)	5'
R9A (narrow)	R8A	120'	125' (12)	5'
	C6-3A	135'	145' (14)	10'
R9A (wide)	C6-3A	145'	155' (15)	10'



Non-Contextual Districts: Basic Residential changes

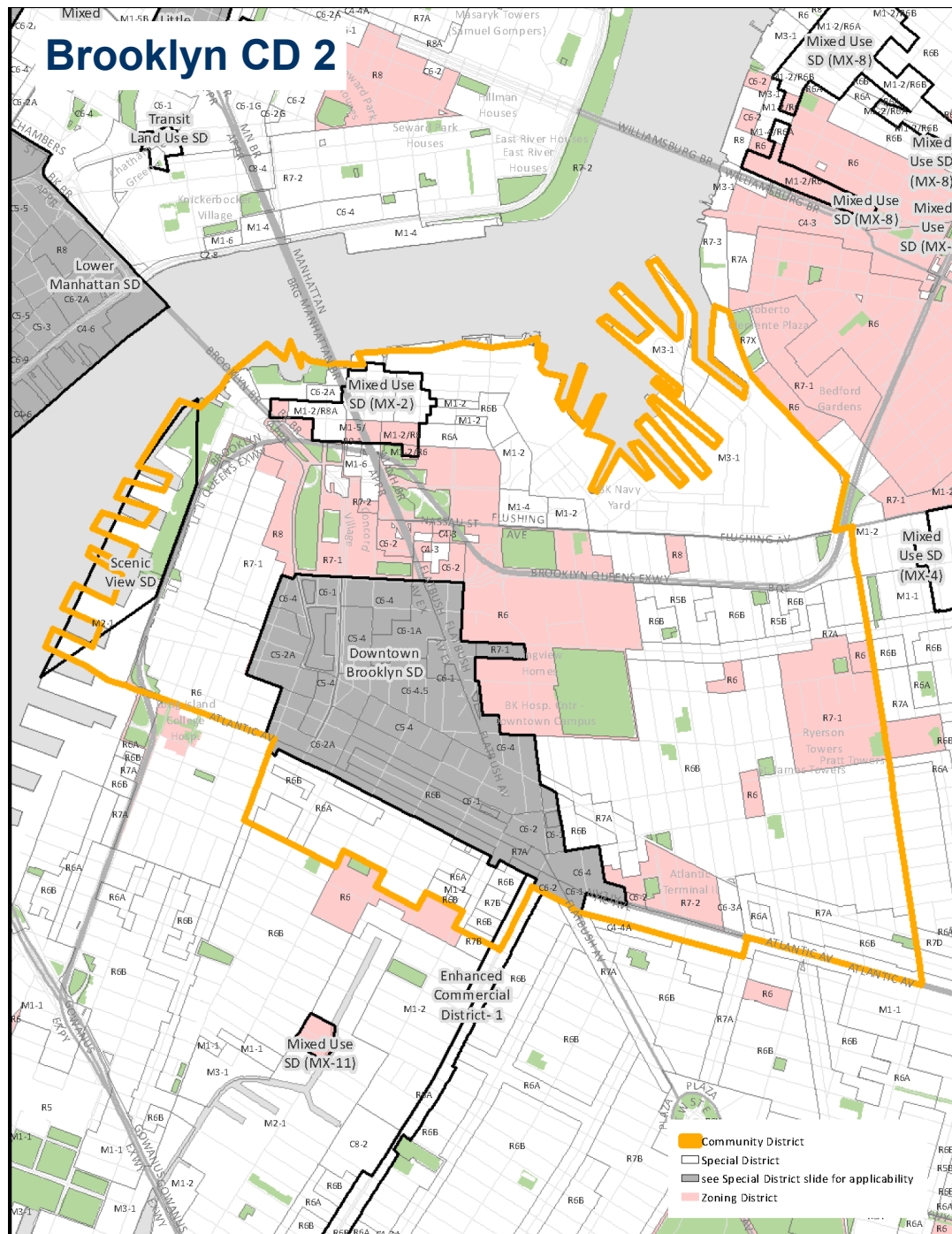
- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

Basic Residential Modifications

Res. Equiv.	Zoning District	Existing Max Height	Basic Proposed (Stories)	Basic Height Difference
R6 (narrow)	C4-3	55'	55' (5)	0'
	M1-2/R6	55'	55' (5)	0'
R6 (wide)	R6	55'	55' (5)	0'
	M1-2/R6	70'	75' (7)	5'
R7-1 (narrow)	R7-1	75'	75' (7)	0'
	R7-1	80'	85' (8)	5'
R7-2 (narrow)	R7-2	75'	75' (7)	0'
R7-2 (wide)	R7-2	80'	85' (8)	5'
R8 (narrow)	C6-2	105'	125' (12)	20'
	M1-2/R8	105'	125' (12)	20'
	R8	105'	125' (12)	20'
R8 (wide)	C6-2	120'	145' (14)	25'
	M1-2/R8	120'	145' (14)	25'
	R8	120'	145' (14)	25'
R9-1 (narrow)	M1-5/R9-1	135'	145' (14)	10'
R9-1 (wide)	M1-5/R9-1	145'	155' (15)	10'

* In addition, developments in R6 through R10 districts could use the applicable Quality Housing option envelope.

Brooklyn CD 2



- Community District
- Special District
- see Special District slide for applicability
- Zoning District

Inclusionary Housing height changes

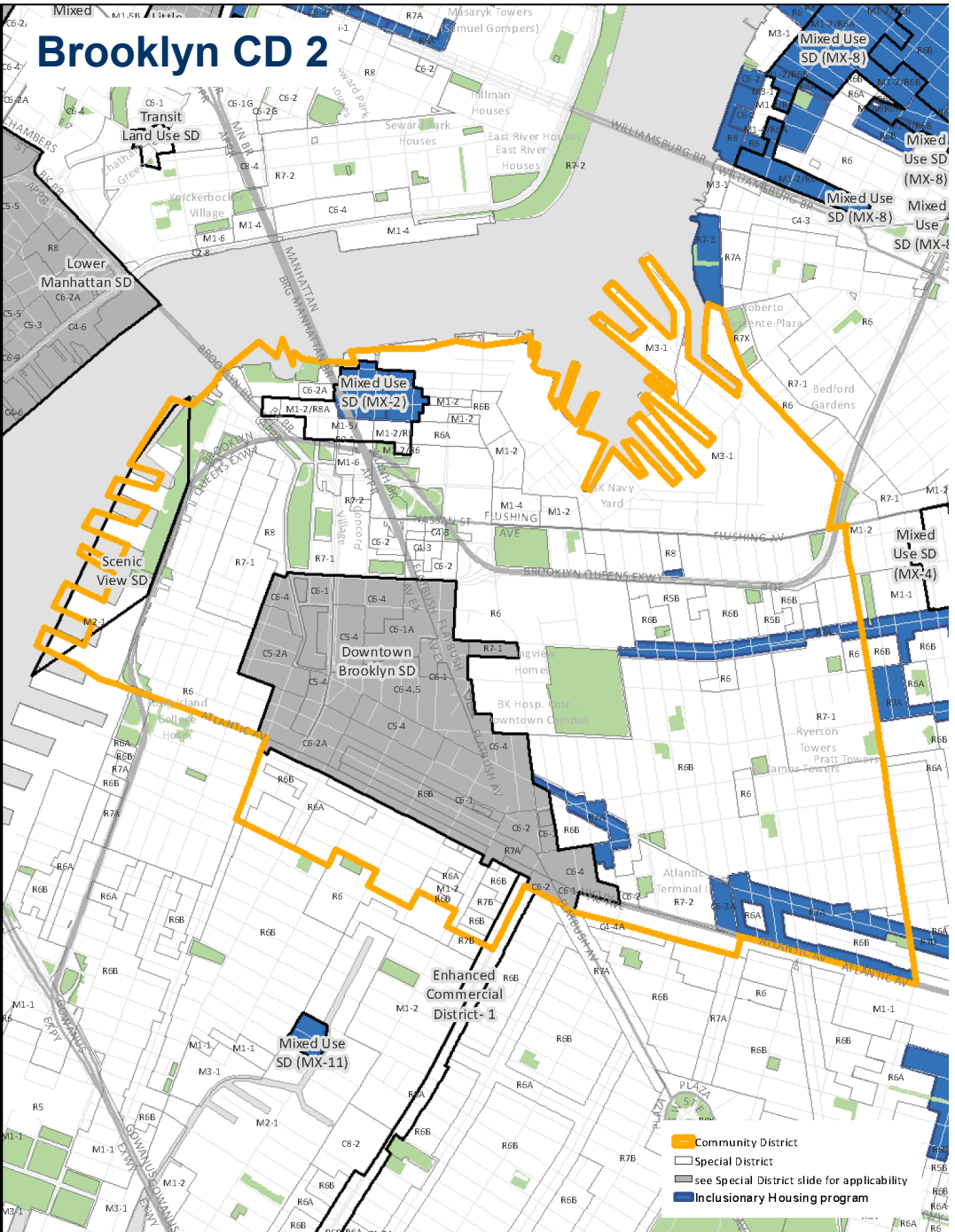
PURPOSE: Affordable and senior housing developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising housing quality.

APPLICABILITY: Inclusionary housing development in designated moderate and high density zoning districts and their commercial district equivalents.

Inclusionary Housing Areas: Proposed height changes

- In order to fit permitted floor area without sacrificing quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

Res. Equiv.	Zoning District	Existing Base Height (stories)	Inclusionary Modifications	
			IH Proposed (Stories)	IH Height Difference
R6B	R6B	55' (5)	55' (5)	0' (0)
R7A	M1-4/R7A	85' (8)	105' (10)	20' (2)
	R7A	85' (8)	105' (10)	20' (2)
R8A	M1-4/R8A	125' (12)	145' (14)	20' (2)
R9A (narrow)	C6-3A	145' (14)	175' (17)	30' (3)
R9A (wide)	C6-3A	155' (15)	175' (17)	20' (2)



Affordable Senior Housing height and floor area changes

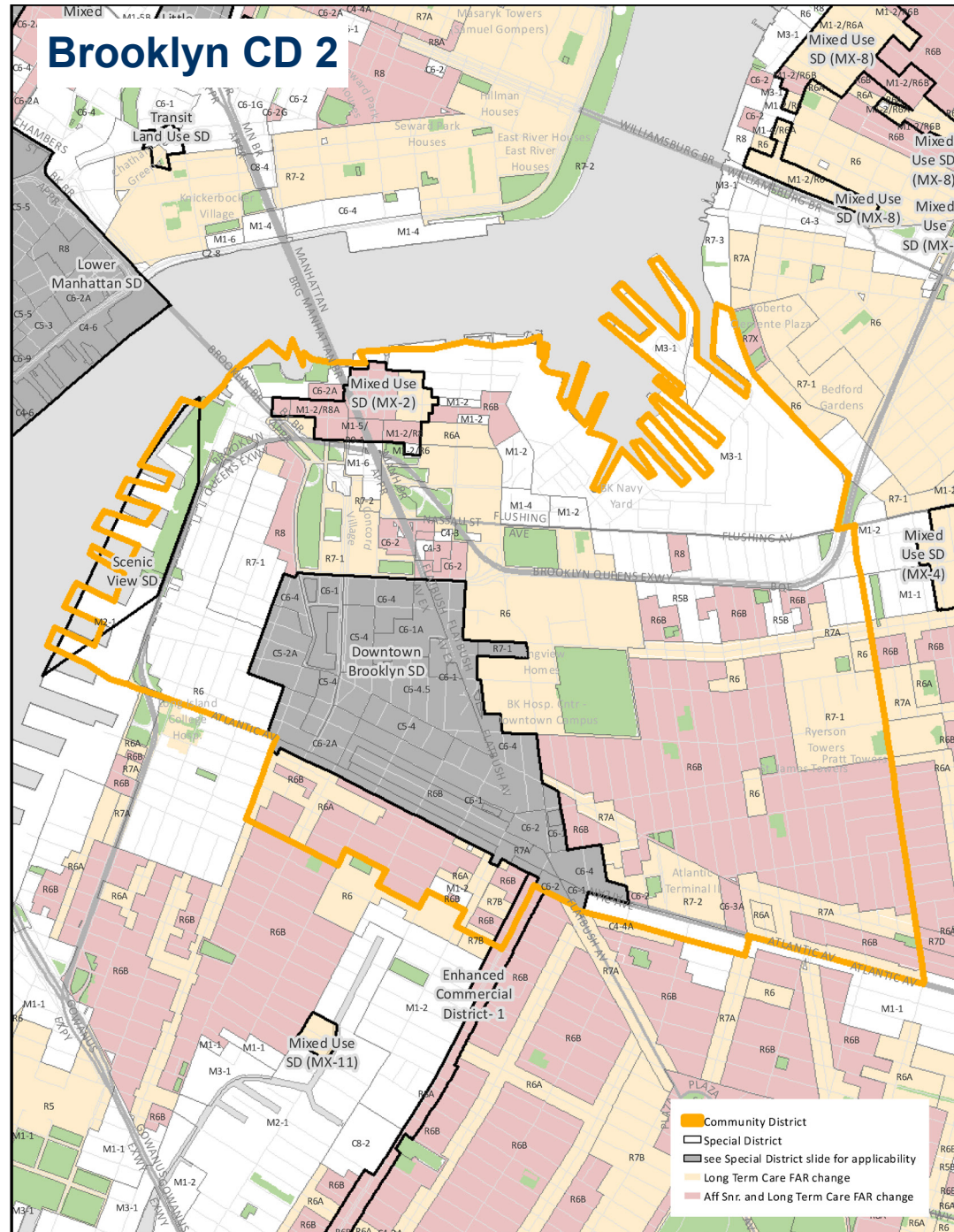
PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care Floor Area

- Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in the districts shaded on the map.

Brooklyn CD 2

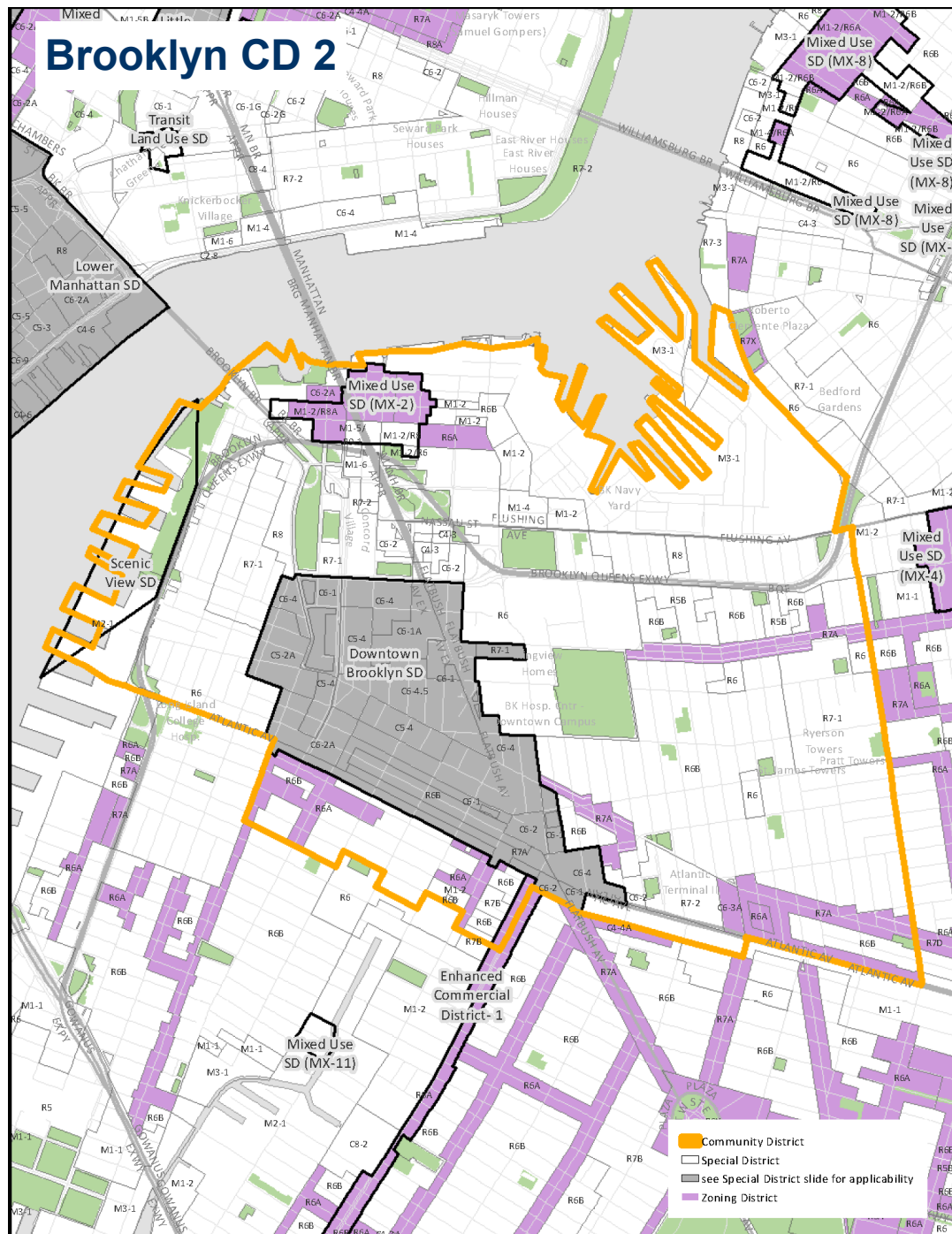


				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R6	C4-3	3.9	2.43	3.9
	M1-2/R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
	R6B	2	2	2.2
R7	R7-1	5.01	3.44	5.01
	R7-2	5.01	3.44	5.01
R7A	M1-4/R7A	5.01	4	5.01
	R7A	5.01	4	5.01
R7B	R7B	3.9	3	3.9
	R8	6.02	6.02	7.2
R8A	M1-2/R8	6.02	6.02	7.2
	R8	6.02	6.02	7.2
R8A	C6-2A	6.02	6.02	7.2
	M1-2/R8A	6.02	6.02	7.2
R8A	M1-4/R8A	6.02	6.02	7.2
	R8A	6.02	6.02	7.2
R9	M1-5/R9-1	7.52	7.52	8
R9A	C6-3A	7.52	7.52	8.5

Affordable Senior Housing and Long Term Care: Contextual districts

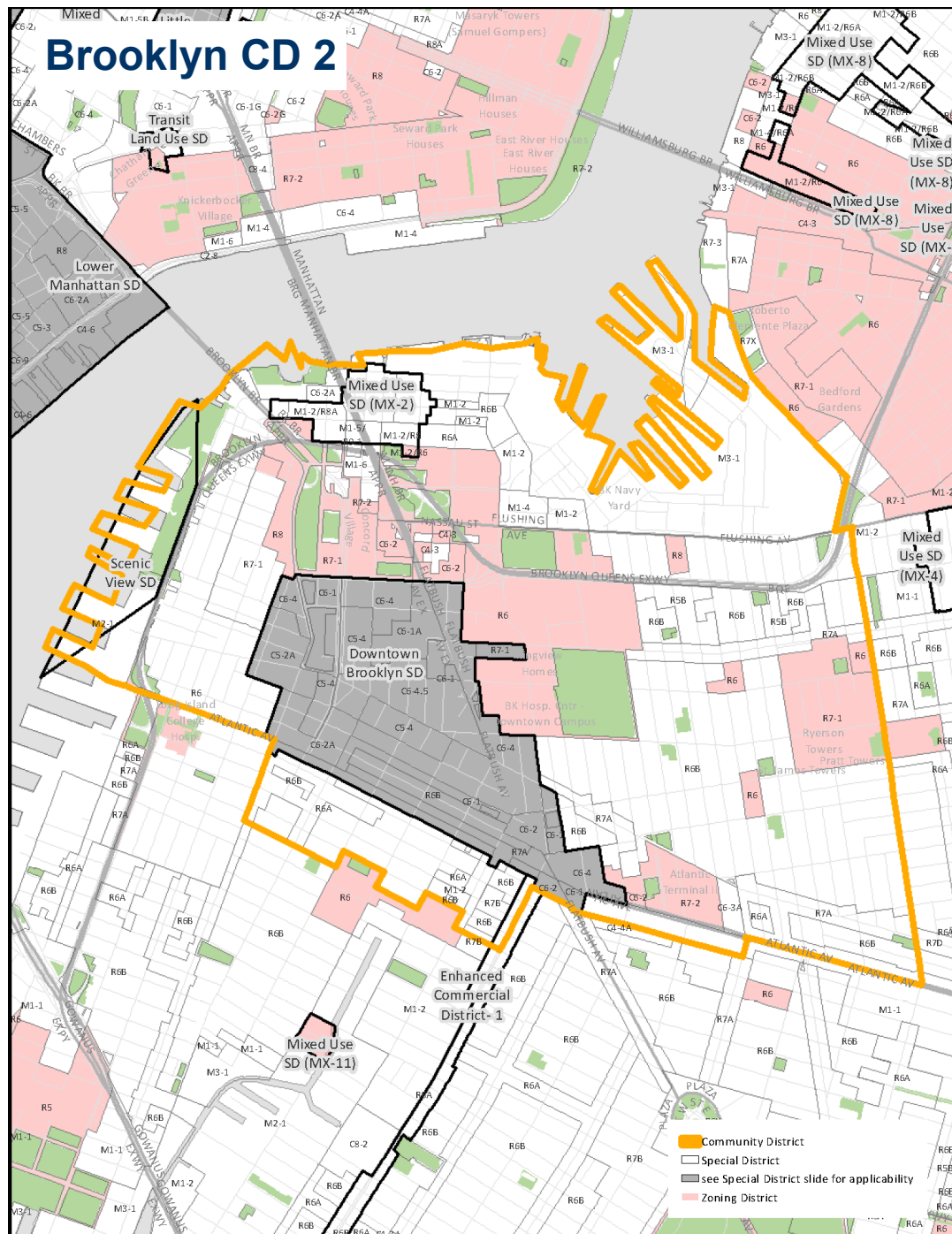
- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

Res. Equiv.	Zoning District	Existing Height (stories)	Senior Modifications	
			AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	M1-4/R7A	85' (8)	105' (10)	20' (2)
	R7A	85' (8)	105' (10)	20' (2)
R8A	C6-2A	125' (12)	145' (14)	20' (2)
	M1-2/R8A	125' (12)	145' (14)	20' (2)
	M1-4/R8A	125' (12)	145' (14)	20' (2)
	R8A	125' (12)	145' (14)	20' (2)
R9A (narrow)	C6-3A	145' (14)	175' (17)	30' (3)
R9A (wide)	C6-3A	155' (15)	175' (17)	20' (2)



Affordable Senior Housing and Long Term Care: Non-Contextual districts

- Currently affordable senior housing developments in non-contextual districts may choose between a height factor building, without fixed height maximums, or a Quality Housing option, which creates a contextual envelope.
- Buildings providing affordable senior housing or long-term care facilities would be able to utilize the enhanced Quality Housing envelope applicable for that zoning district.



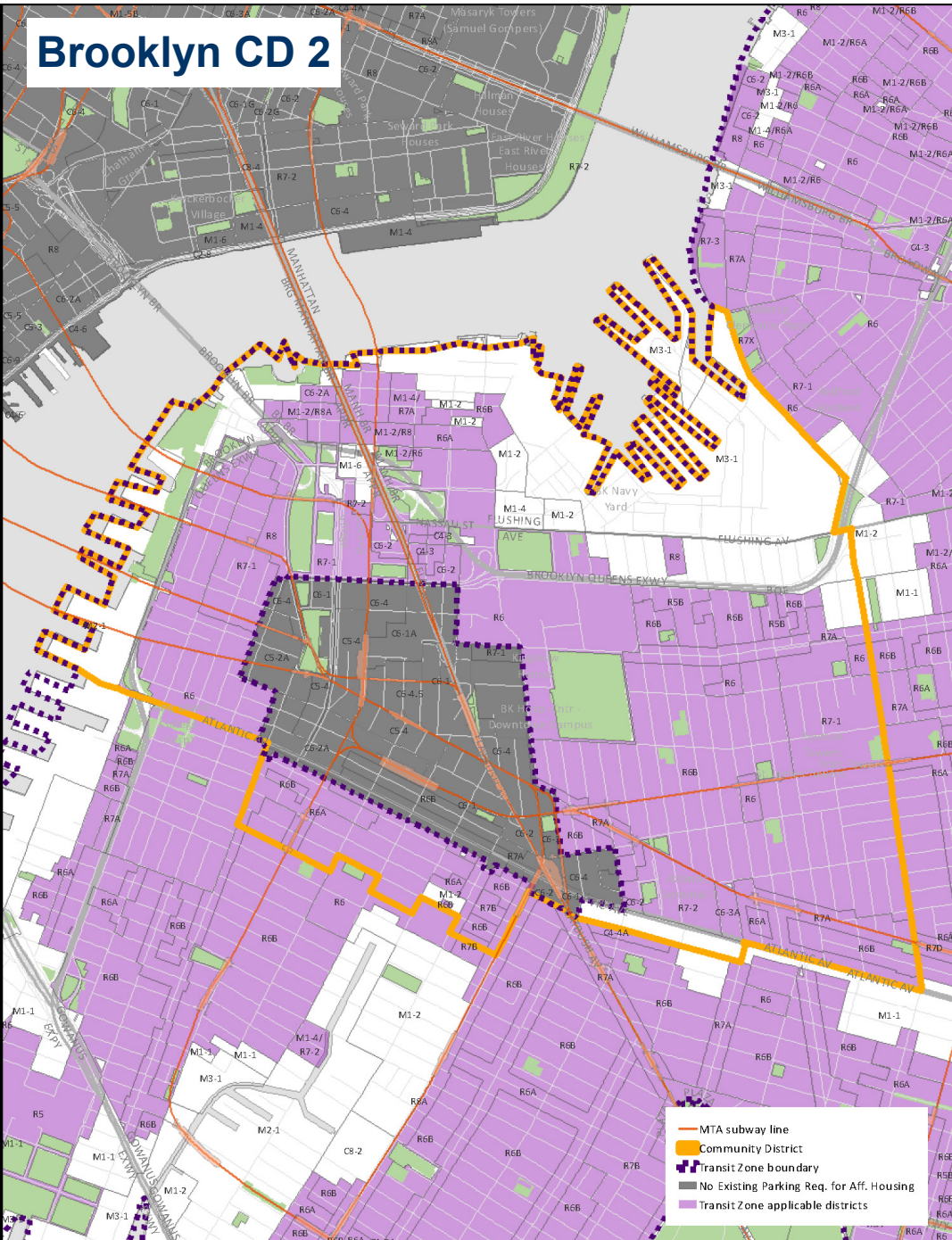
Transit Zone parking changes

PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range of affordable and senior housing units.

APPLICABILITY: Affordable and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

Transit Zone: Off-street parking requirements

- Portions of Brooklyn CD2 are located in the proposed Transit Zone.
- Portions of Brooklyn CD do not currently have a parking requirement.
- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.



Zoning Special Districts and Areas

PURPOSE: Where appropriate, the proposal will modify regulations in special zoning areas to promote the overall goals of the Zoning for Quality and Affordability text amendment. The proposal will not modify regulations that are essential to the character and purpose of the special areas.

APPLICABILITY: Special Districts, Waterfront Areas

Zoning Special Districts

The **Special Downtown Brooklyn District** is intended to promote and support the continued growth of Downtown Brooklyn as a unique mixed-use area.

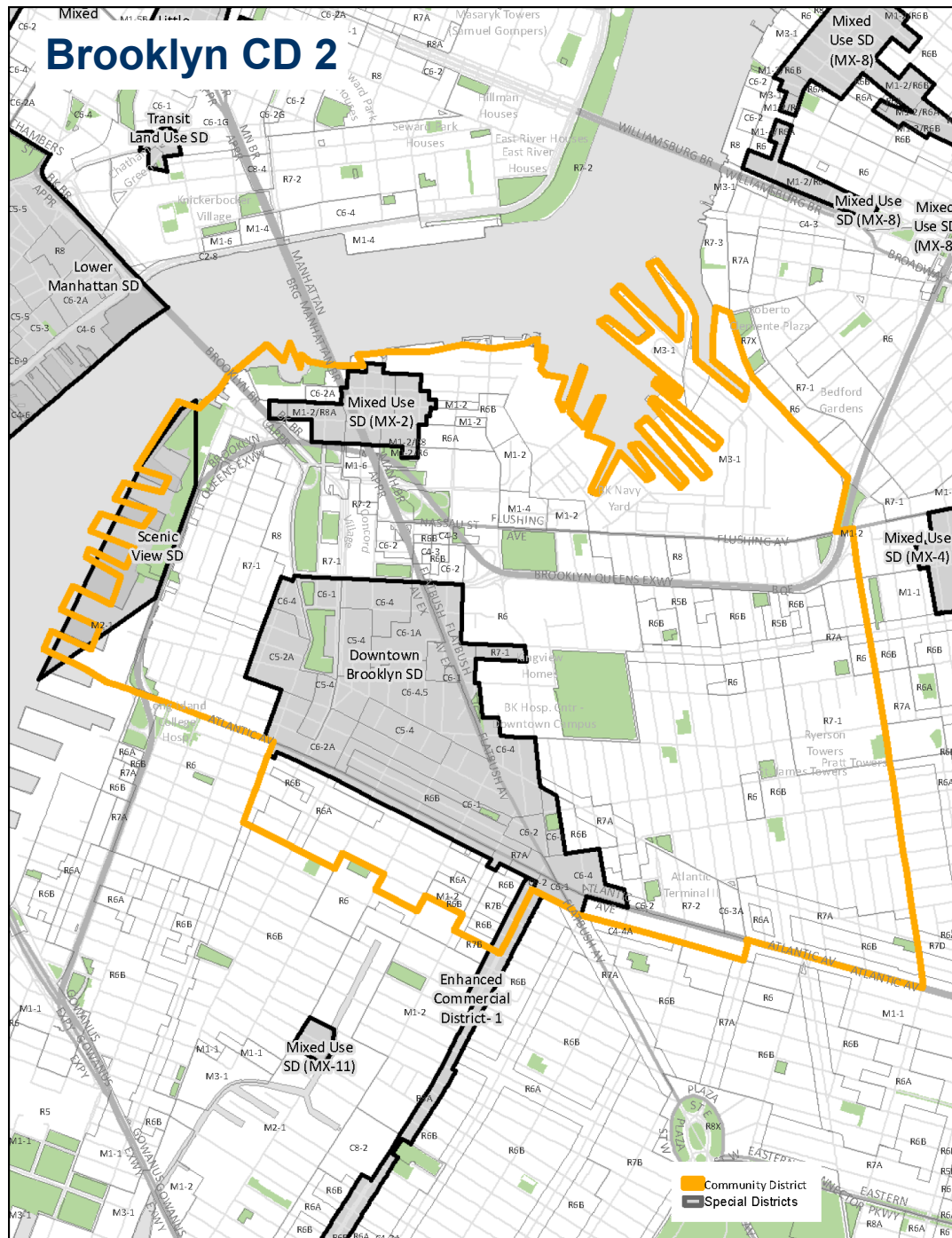
The district includes special regulations for use, bulk, urban design and parking. ZQA proposes the following changes:

- ZR 101-11, -12 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 101-21 – removes the special corner lot coverage rule to bring in line with rules Citywide.
- ZR 101-21 – updates definitions for non-profit residences for the elderly to bring in line with rules Citywide for affordable senior housing and care facilities.
- ZR 101-222 – updates the optional street wall and maximum heights listed for C5-4, C6-1, and C6-4 in the chart to reflect the proposal for R10 contextual districts. Maximum height on wide street frontages would increase from 210 to 215 feet and narrow street frontages would increase from 185 to 195 feet. In addition, the maximum height for buildings providing affordable senior housing or long-term care facilities would be 235 feet.
- ZR 101-51 – removes the special parking requirements to be reflective of the underlying proposal for affordable housing and affordable senior housing. (proposal matches current rule and makes them no longer necessary (matches and replaces)

All other regulations in the special district would be unchanged.

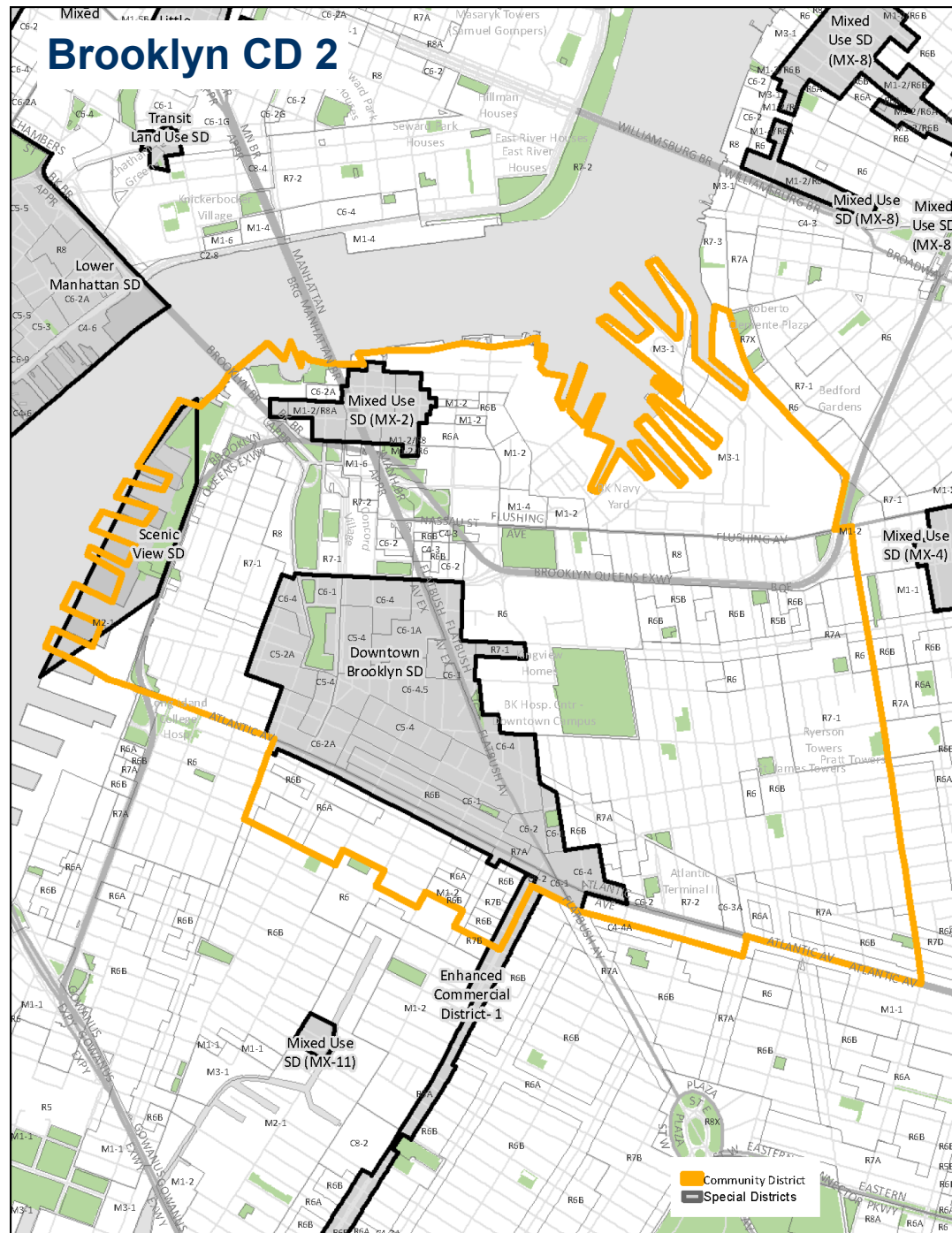
ZQAs general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Modifications to street wall and maximum heights in the R6B, R6A, R7A and C6-2A districts mapped in the Special District
- Provisions for design flexibility (like court and density factor regulations)
- Provisions for constrained lots (like shallow lot regulations)



Zoning Special Districts

- **Special Scenic View District** The special district is intended to prevent obstruction of outstanding scenic views. ZQA proposes no changes to the special district's regulations.



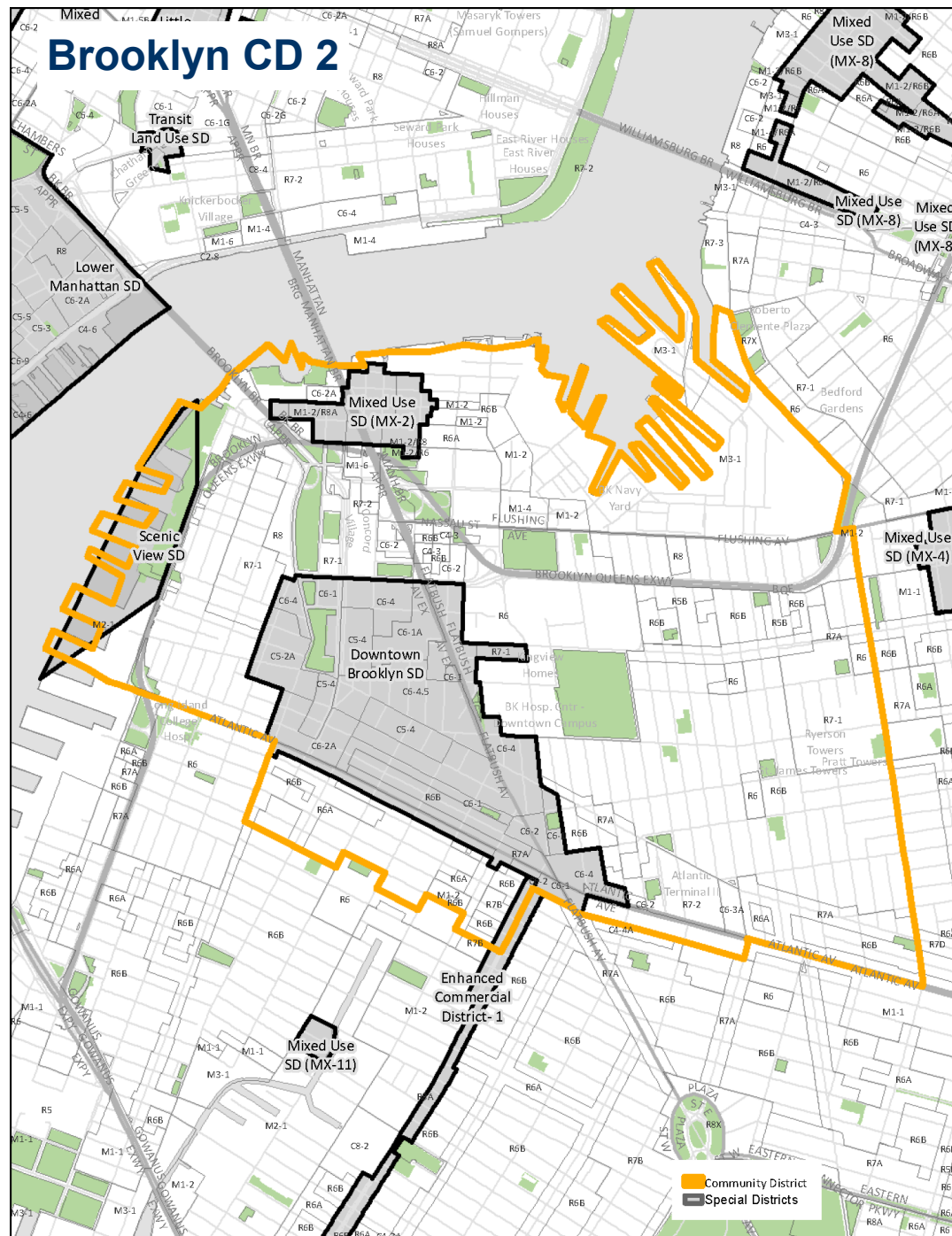
Zoning Special Districts

The **Mixed Use Special District** is intended to enhance the vitality of existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities in for new mixed-use communities. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- 123-21 (and other sections) – updates definitions for non-profit residences for the elderly and nursing homes to bring in line with rules Citywide for affordable senior housing and long-term care facilities.
- ZR 123-31 – corrects use location provisions to bring in line with underlying regulations that allow residential and community facility uses on the same floor
- ZR 123-32 – updates the requirement for noise attenuation to establish a mechanism for property owners to modify the existing requirement similar to the process for (E) designations.
- ZR 123-63 – removes the special corner lot coverage rules for buildings to bring in line with rules Citywide.
- ZR 123-662 (b) – updates the base and maximum heights to reflect proposed changes to underlying contextual districts.

All other regulations in the special district would be unchanged. ZQAs general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Provisions for design flexibility applicable in R6+ districts (like court and density factor regulations)
- Provisions for constrained lots applicable in R6+ districts (like shallow lot regulations)
- Parking requirements for affordable housing and affordable senior housing



Special Areas

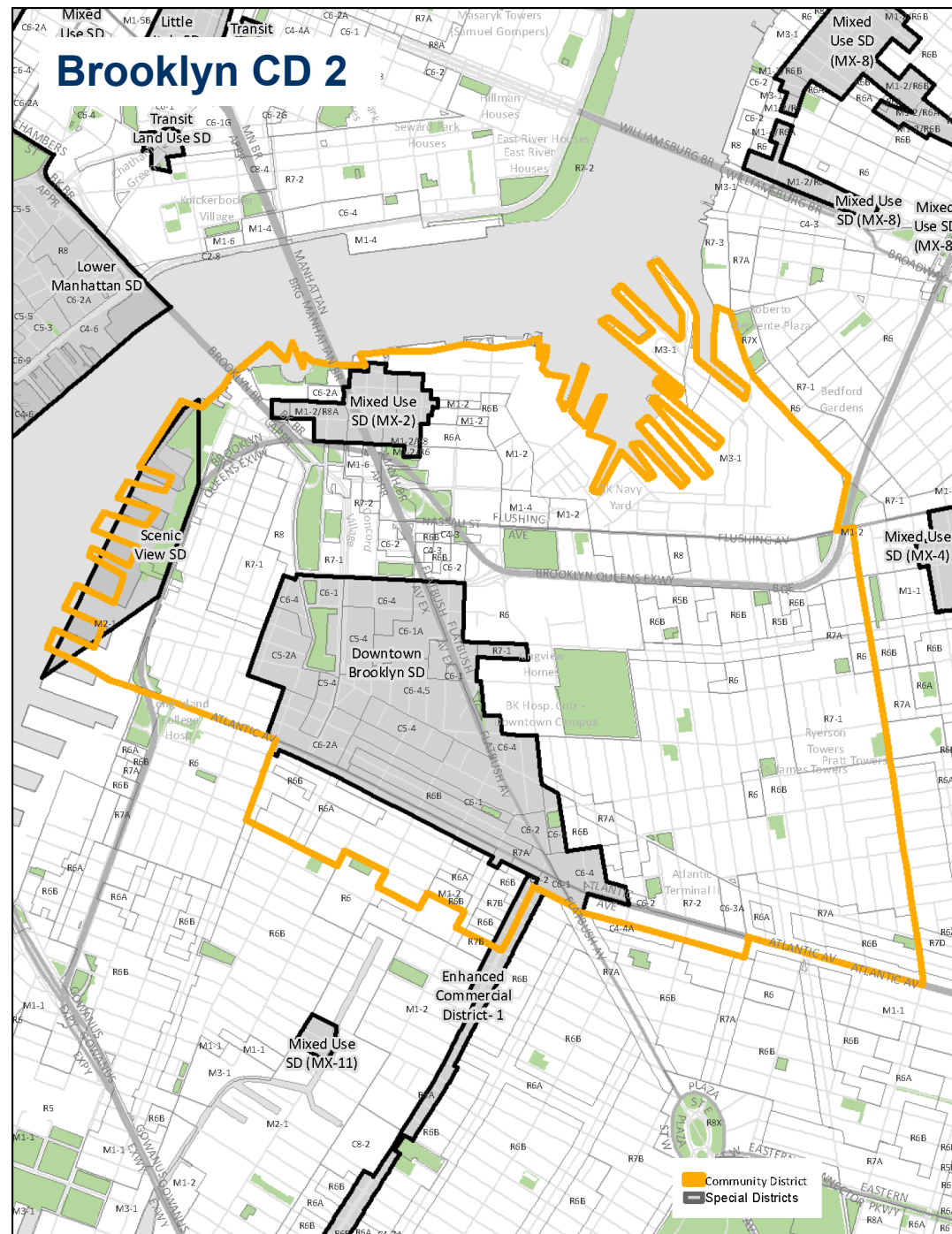
Waterfront Area

Waterfront zoning is intended to maximize the public's access to the city's waterfront resources while enabling appropriate redevelopment along the shoreline. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- ZR 62-323 – updates regulations for non-profit residences for the elderly to bring in line with rules Citywide for affordable senior housing and care facilities.
- ZR 62-341(d) – updates the base and maximum heights to reflect proposed changes to underlying contextual districts.
- ZR 62-354(f) – updates to the ground floor transparency and use requirements within Waterfront Access Plan to be consistent with rules Citywide.

ZQA's general changes to the underlying regulations which are not modified by Waterfront zoning would be applicable. These include:

- Provisions for design flexibility applicable in R6+ districts (such as court and density factor regulations)
- Provisions for constrained lots applicable in R6+ districts (such as shallow lot regulations)



Other Reference Maps

For informational purposes we are providing reference maps for other areas in this Community District.

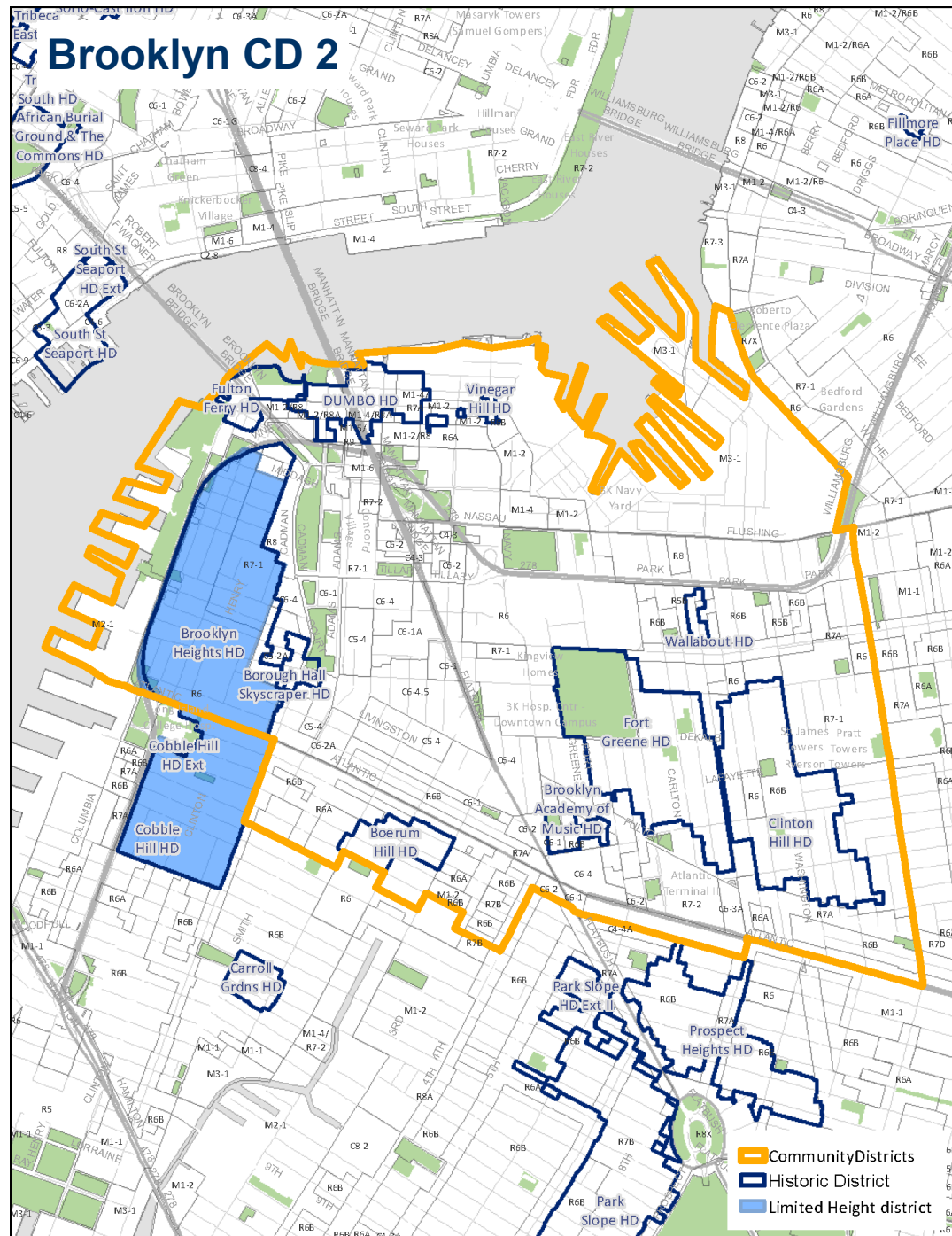
Special Areas

Historic Districts

- The proposal will not alter Landmark Preservation Commission (LPC) review of all modifications and new buildings in historic districts. No additional height would be permitted without public input and LPC approval.

Limited Height Districts

- The proposal will not alter height limits in special limited height districts.



Special Areas

FEMA Flood Zone

- Maximum heights will increase with underlying districts and continue to be measured from the Flood Resistant Construction Elevation (FRCE).

