

HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Brooklyn CD 13

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

Applicability in Brooklyn CD13

• Basic Residential Height Changes

- Contextual
- Non-Contextual

• Senior Housing FAR and Height Changes

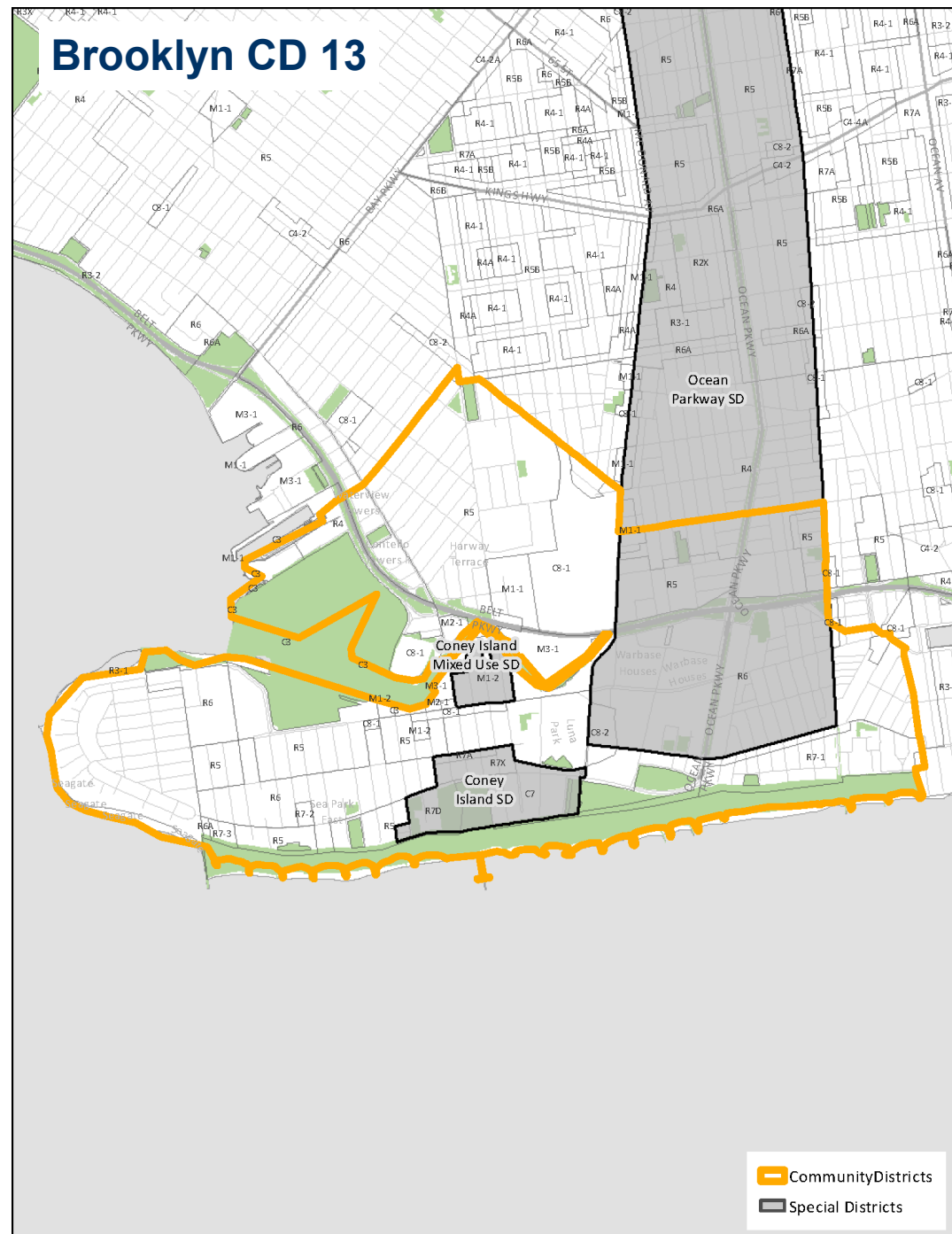
- Contextual
- Non-Contextual

• Parking Changes

- Transit Zone

• Zoning Special Districts and Areas

• Other reference maps



Community Districts
Special Districts

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 and their commercial district equivalents.

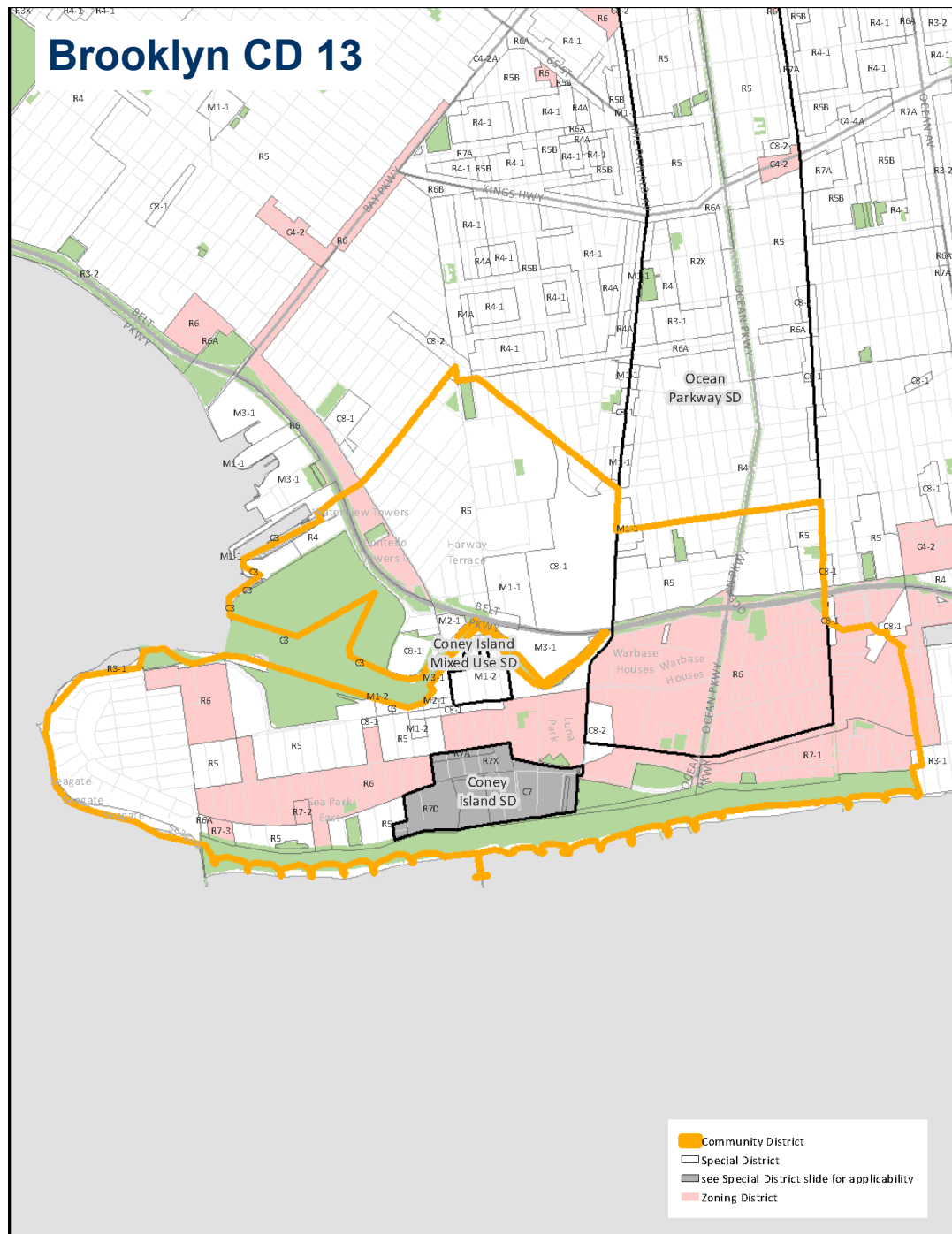
Non-Contextual Districts: Basic Residential changes

- 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)	R6	55'	55' (5)	0'
R6 (wide)	R6	70'	75' (7)	5'
R7-1 (narrow)	R7-1	75'	75' (7)	0'
R7-1 (wide)	R7-1	80'	85' (8)	5'
R7-2 (narrow)	R7-2	75'	75' (7)	0'
R7-2 (wide)	R7-2	80'	85' (8)	5'
R7-3 (narrow)	R7-3	75'	75' (7)	0'
R7-3 (wide)	R7-3	80'	85' (8)	5'

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



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

Affordable Senior Housing height and floor area changes

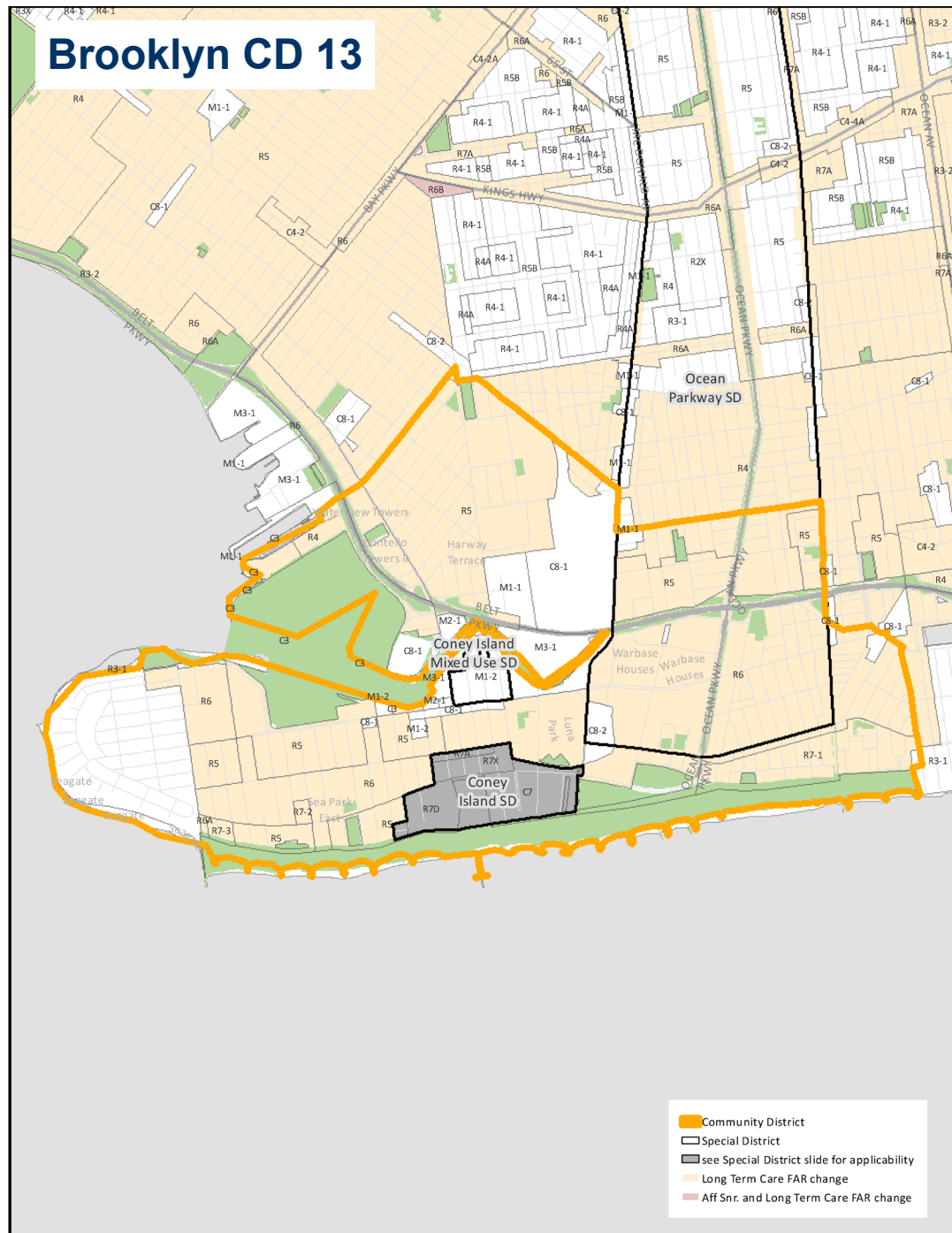
PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

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.

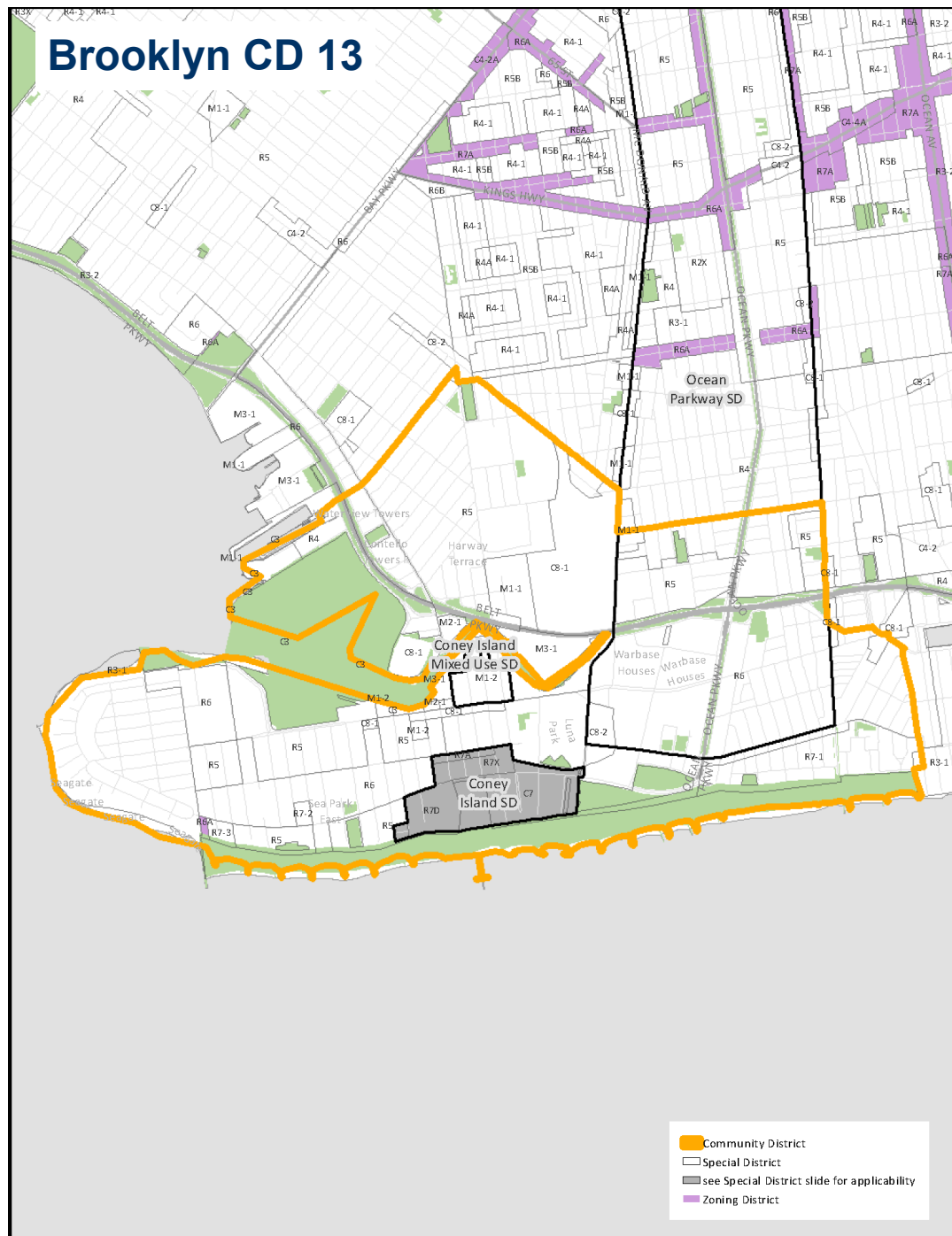
				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R3-2	C3	0.95	0.5	0.95
R4	R4	1.29	0.75	1.29
R5	R5	1.95	1.27	1.95
R6	R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
R7	R7-1	5.01	3.44	5.01
	R7-2	5.01	3.44	5.01
	R7-3	5.01	3.44	5.01



Affordable Senior Housing and Long Term Care: Contextual districts

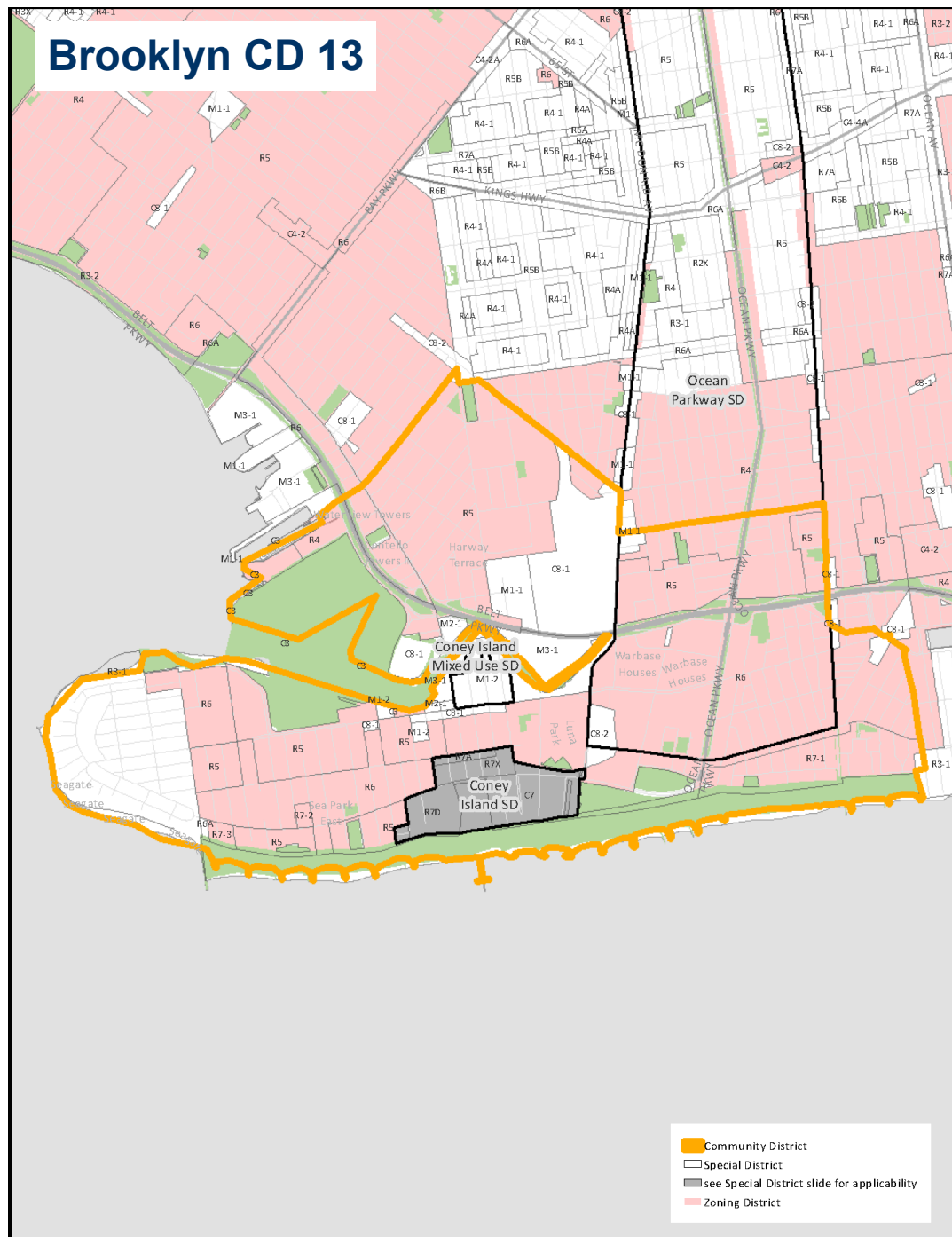
- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

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)



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.



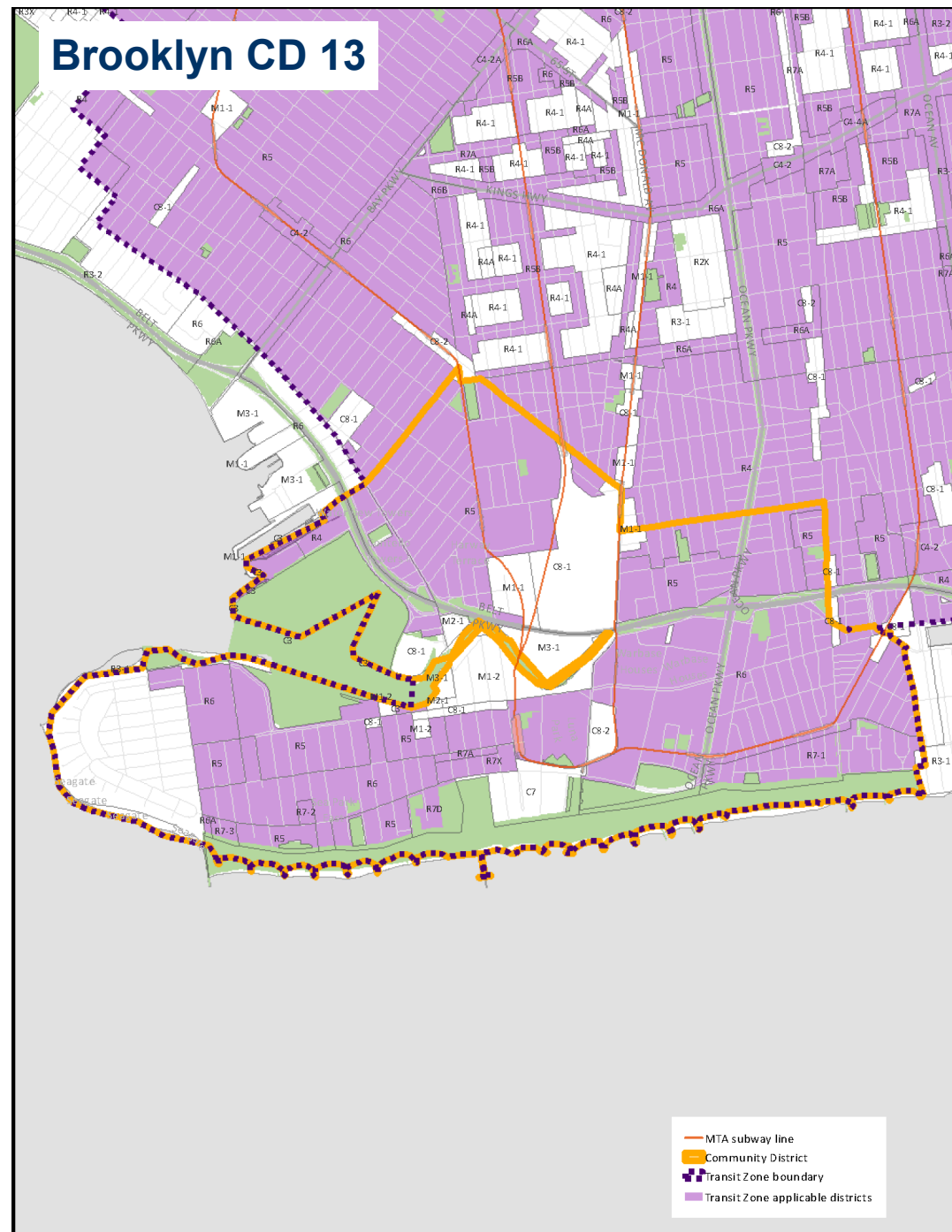
Transit Zone parking changes

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

- All of Brooklyn CD13 is located in the proposed Transit Zone.
- 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 Coney Island District** is intended to help facilitate a long-range plan to re-establish Coney Island as a year-round entertainment destination and provide new housing opportunities.

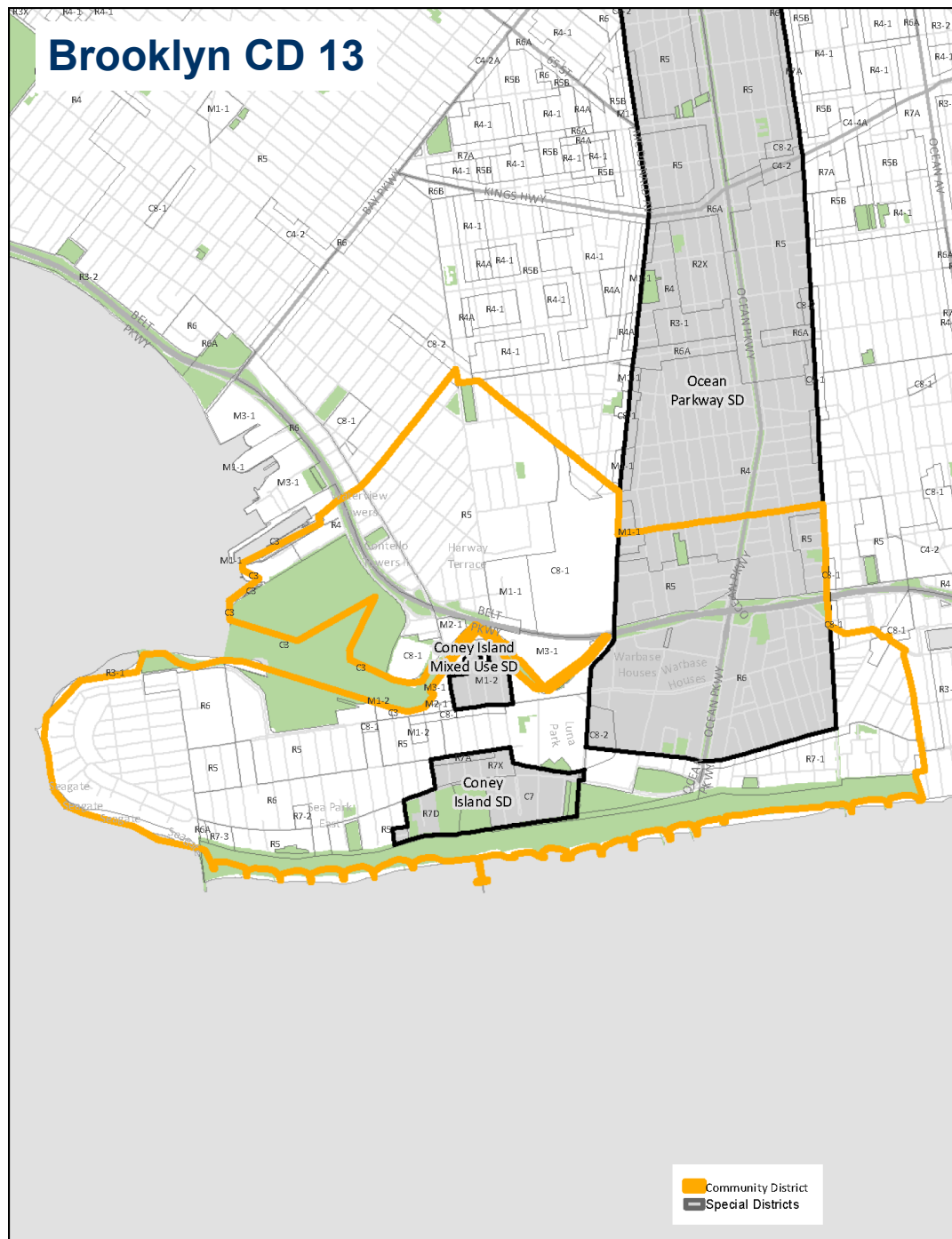
The district includes special regulations for use and bulk, improvements and parking. ZQA proposes the following changes:

- ZR 131-14 – corrects use location provisions to bring in line with underlying regulations that allow residential and community facility uses on the same floor
- ZR 131-15, -131, -132 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 131-441, -444 – provides additional clarification to the street wall, setback and tower regulations in the Coney North Subdistrict.
- ZR 131-52 – updates to the special parking design requirements to allow greater flexibility in the location of parking, other than Surf Avenue.

All other regulations in the special district would be unchanged.

ZQA's 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 in R7A district in the Mermaid Avenue Subdistrict
- Provisions for design flexibility applicable in R6+ districts (such as courts and density factor regulations)
- Provisions for constrained lots applicable in R6+ districts (such as shallow lot regulations)
- Parking requirements for affordable housing and affordable senior housing



Zoning Special Districts

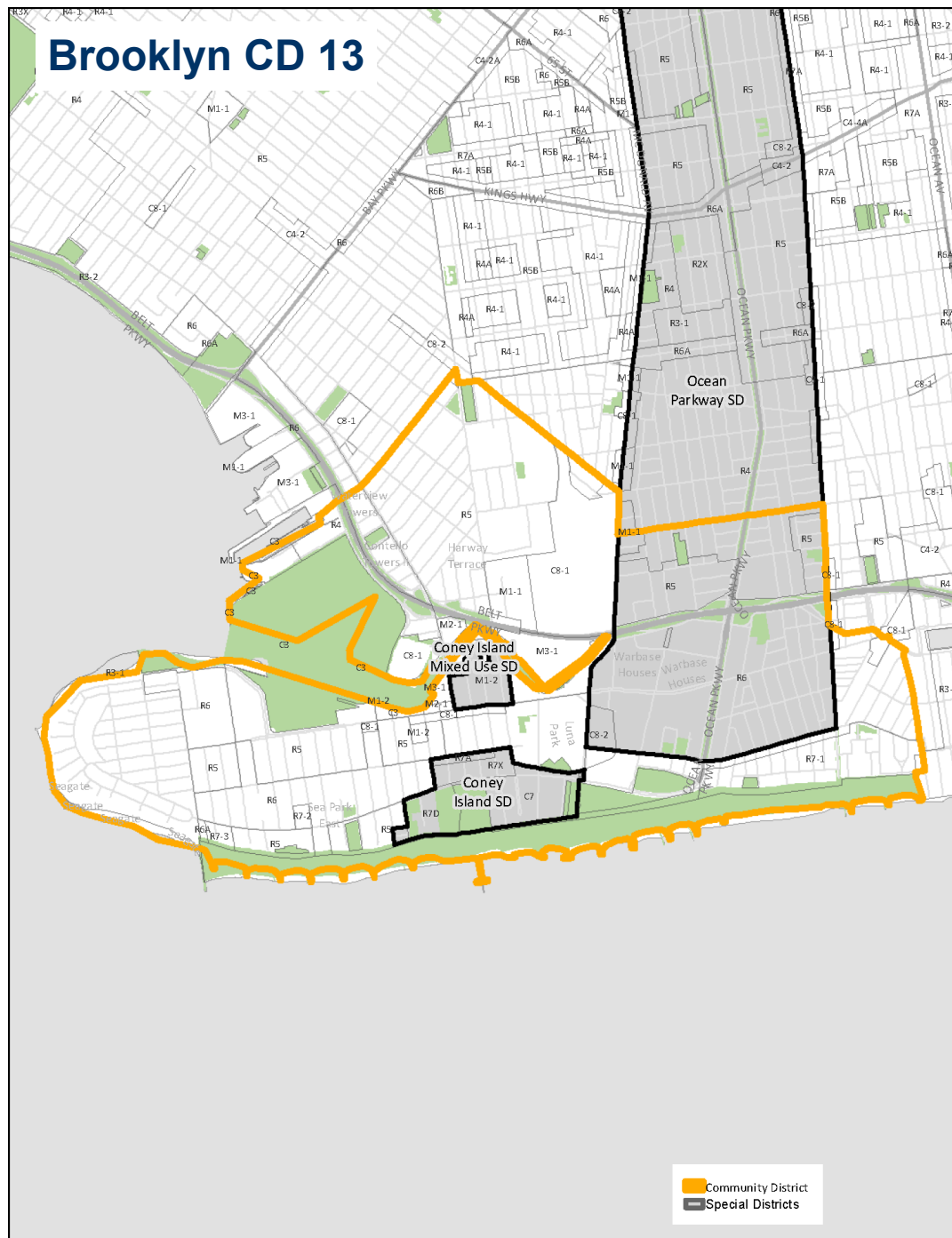
The **Coney Island Mixed Use District** is intended to stabilize existing residential development and protect industries located north of Neptune Avenue. ZQA proposes no changes to the special district's regulations.

The **Ocean Parkway District** is intended to enhance the qualities of the broad, landscaped Ocean Parkway and preserve the residential character in the areas east and west of the parkway.

ZQA proposes no changes to the special district's regulations.

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

- Modifications to street wall and maximum heights in the R6A, R7B and R7A districts mapped in the Special District
- 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)
- Parking requirements for affordable housing and affordable senior housing



Special Areas

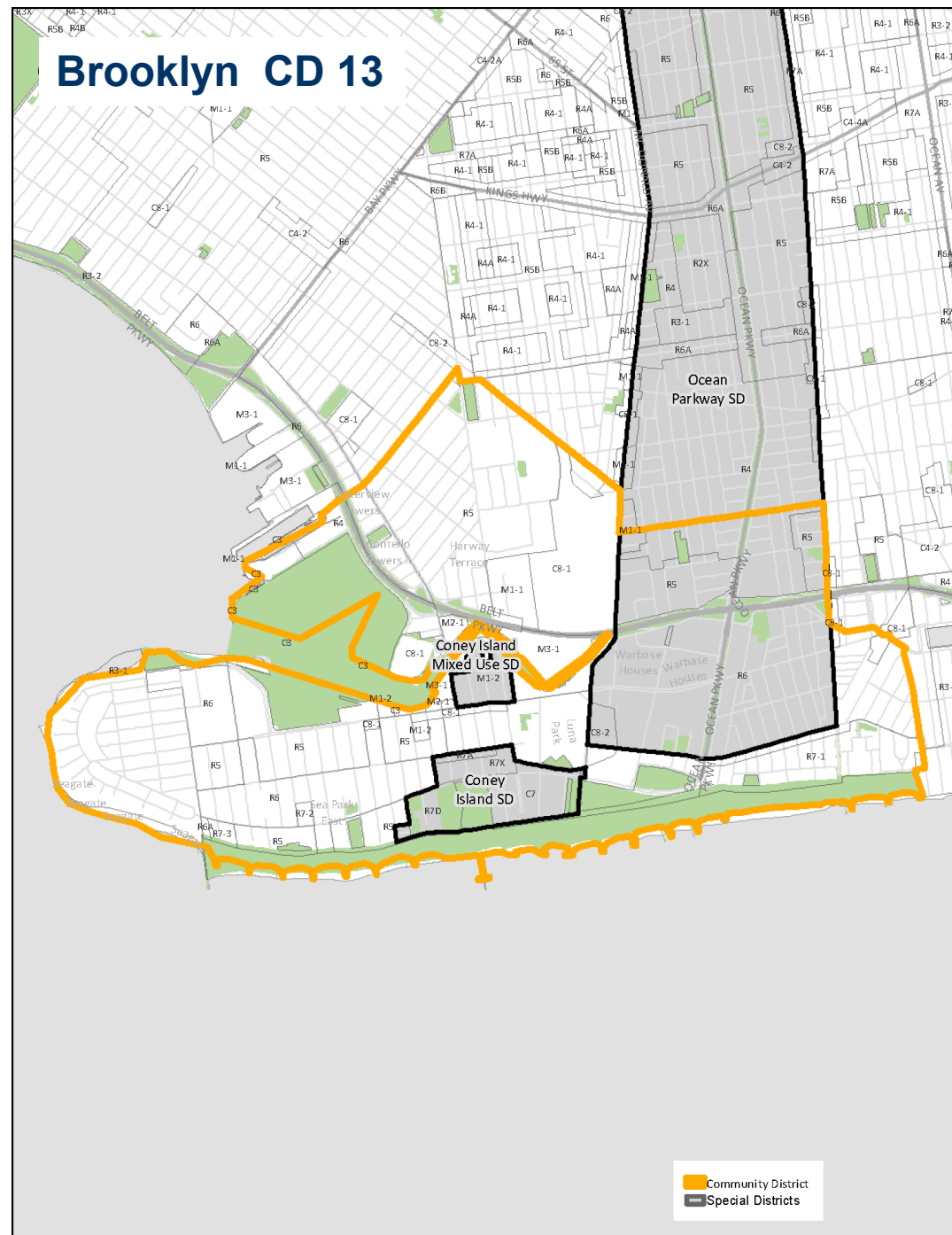
Waterfront Area

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

FEMA Flood Zone

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

