

PRELIMINARY ZONING TOOLS

CORE INDUSTRIAL: 21st century industrial district for essential industrial businesses

USE LIMITATIONS

GOAL:

Ensure availability of space for industrial businesses and manage land use conflicts

TOOL:

Place limitations on certain non-industrial uses, which could include:

- Restrictions
- Limits on size
- Limits on ground floor location
- Special permit requirement

POTENTIAL USE LIMITATIONS

Hotels and mini-storage will be restricted in all NYC Industrial Business Zones (IBZs) through a separate DCP zoning amendment.

DCP is assessing additional limitations recommended by stakeholders:

- Nightlife, Restaurants, And Entertainment
- Large-Scale Retail And Office

Residential will continue to be prohibited.

Many industrial/manufacturing businesses require ground floor space; conversions reduce available space for these businesses



FLOOR AREA

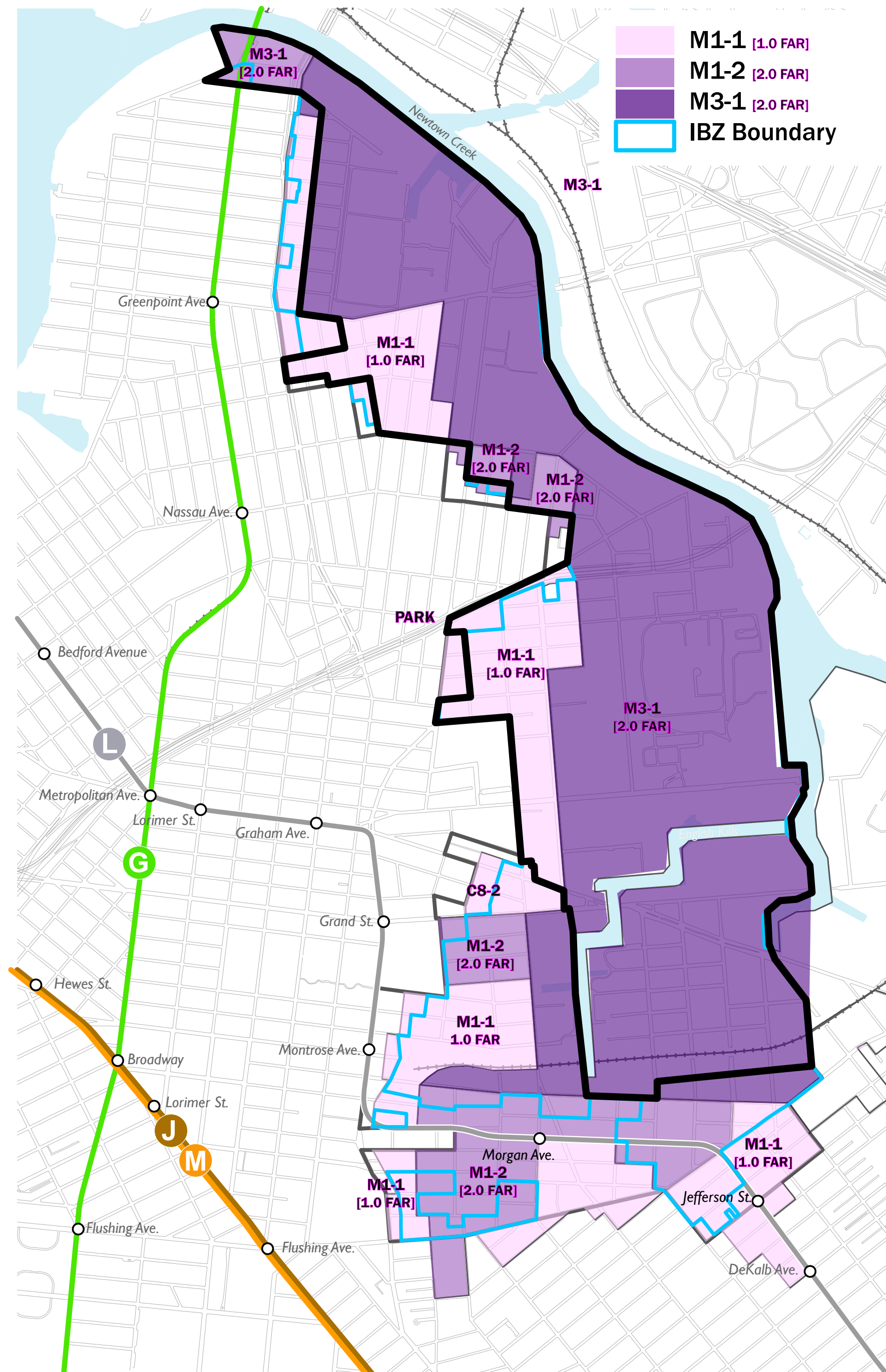
GOAL:

Remove zoning barriers to expansion or construction of industrial buildings

TOOL:

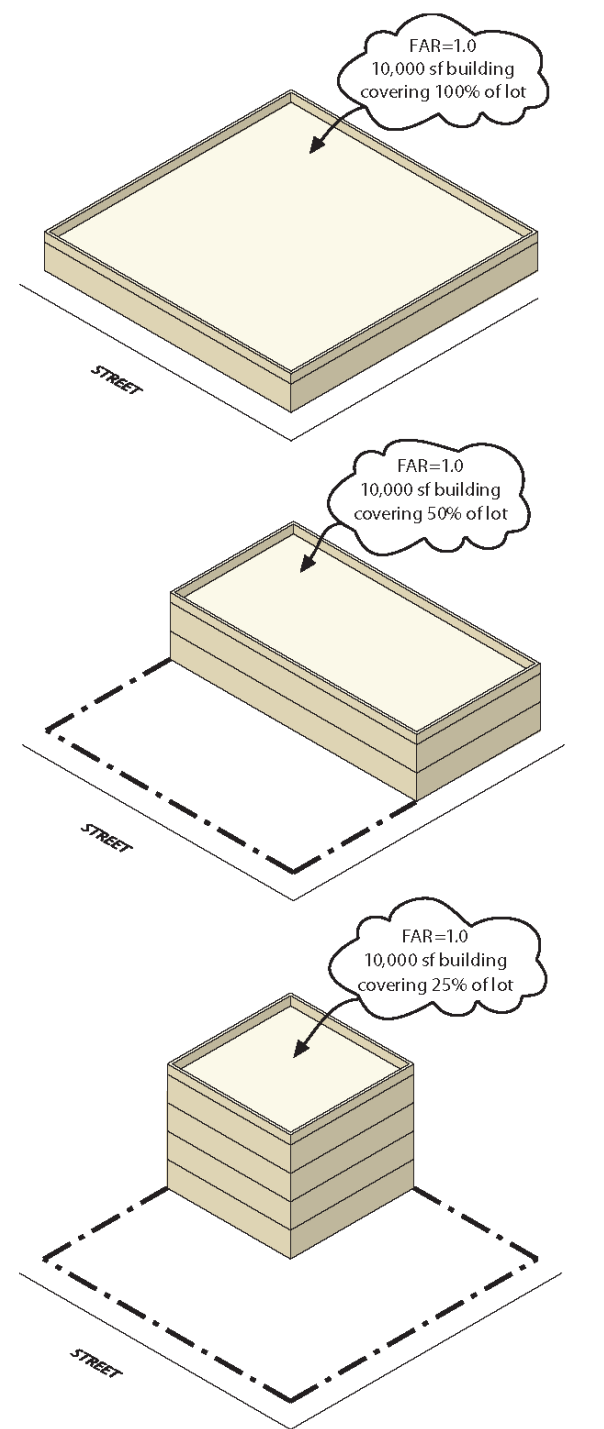
Increase permitted building density to 2 FAR where only 1 FAR is currently permitted

Current Zoning + Maximum Floor Area Ratio (FAR)

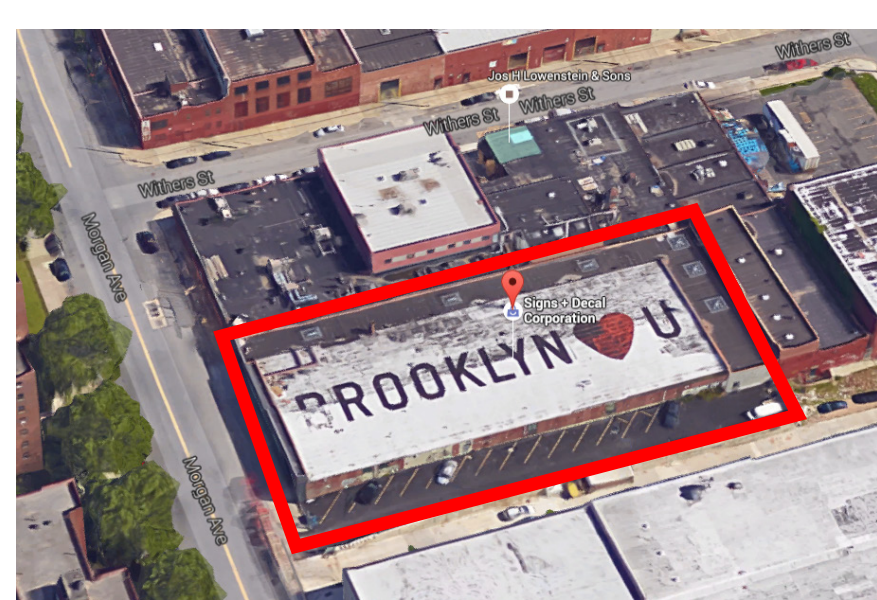


Floor Area Ratio (FAR)

The floor area ratio is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its zoning lot. Each zoning district has an FAR which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable on that zoning lot. For example, on a 10,000 square foot zoning lot in a district with a maximum FAR of 1.0, the floor area on the zoning lot cannot exceed 10,000 square feet.



Some types of industrial businesses can use an upper floor for office, storage, or light manufacturing



Signs & Decals

High end sign manufacturer that could use an extra floor but cannot build one

1 story with manufacturing, storage, office (would like additional floor for admin, design, light manufacturing)

Zoning: M1-1 (1.0 max FAR)

Floors: 1



Food wholesaler

Distributor of food to restaurants that uses an upper floor mezzanine but cannot expand

1-story warehouse with storage and loading on ground floor; additional dry goods storage on mezzanine

Zoning: M1-1 (1.0 max FAR)

Floors: 1

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PARKING

GOAL:

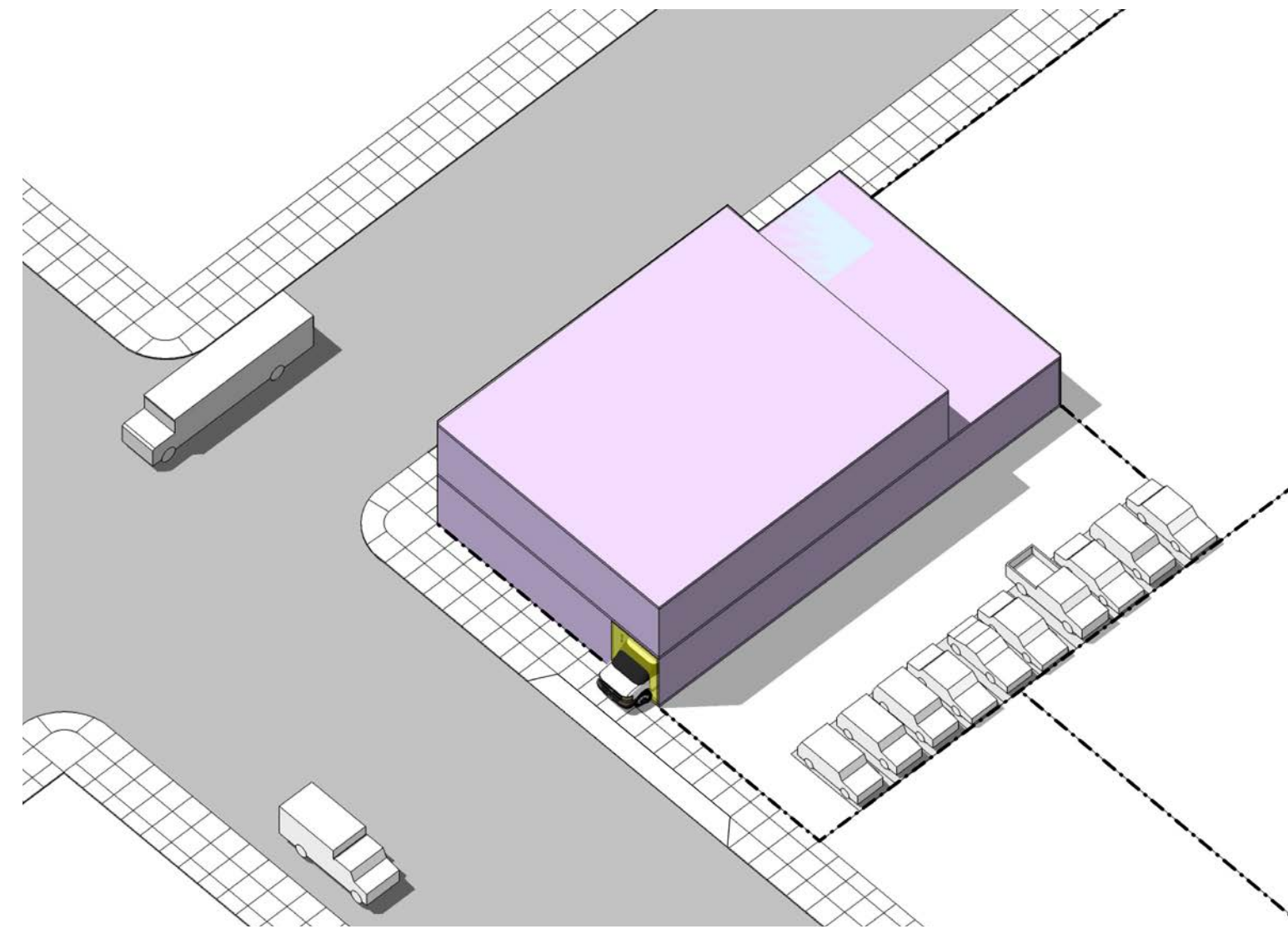
Remove zoning barriers to expansion or construction of industrial buildings

TOOL:

Reduce parking requirements for new construction and enlargements.

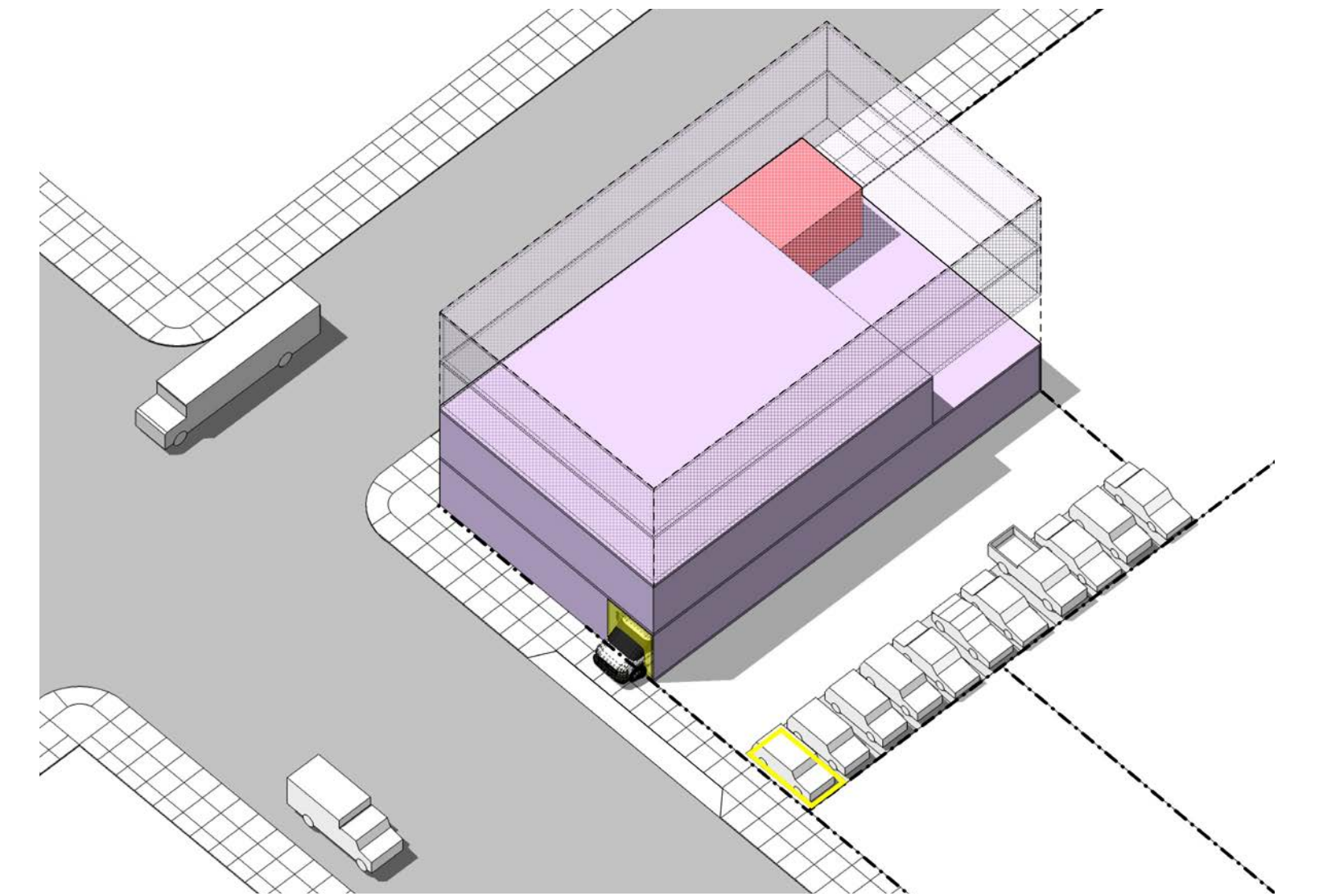
High parking requirements (1 space/300 SF of office) and limited space for on-site parking mean that businesses cannot utilize the FAR available to them.

Baseline: 1 FAR existing industrial building



Lot Area: 10,000 SF
Built Industrial SF: 10,000 SF; Parking Spaces: 10

Business is permitted to expand building with 1 FAR of additional space, but can only add 0.03 FAR of office due to parking requirement



Maximum Additional Parking on Available Lot Area: 1 space
Additional Office Permitted: 300 SF

LOADING DOCK

GOAL:

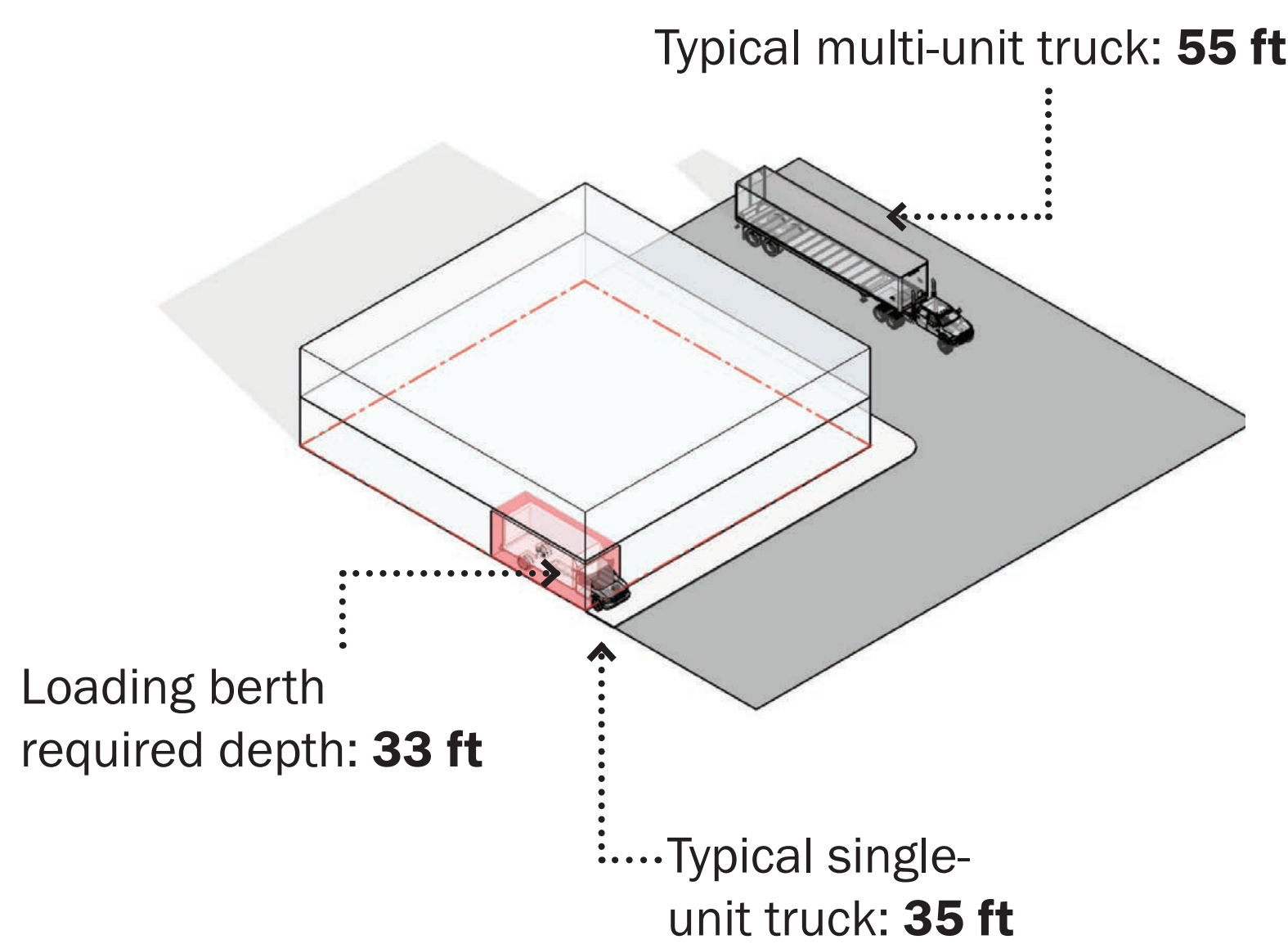
Ensure that loading dock requirements align with needs of industrial businesses

TOOL:

Require loading docks in new buildings large enough for today's trucks

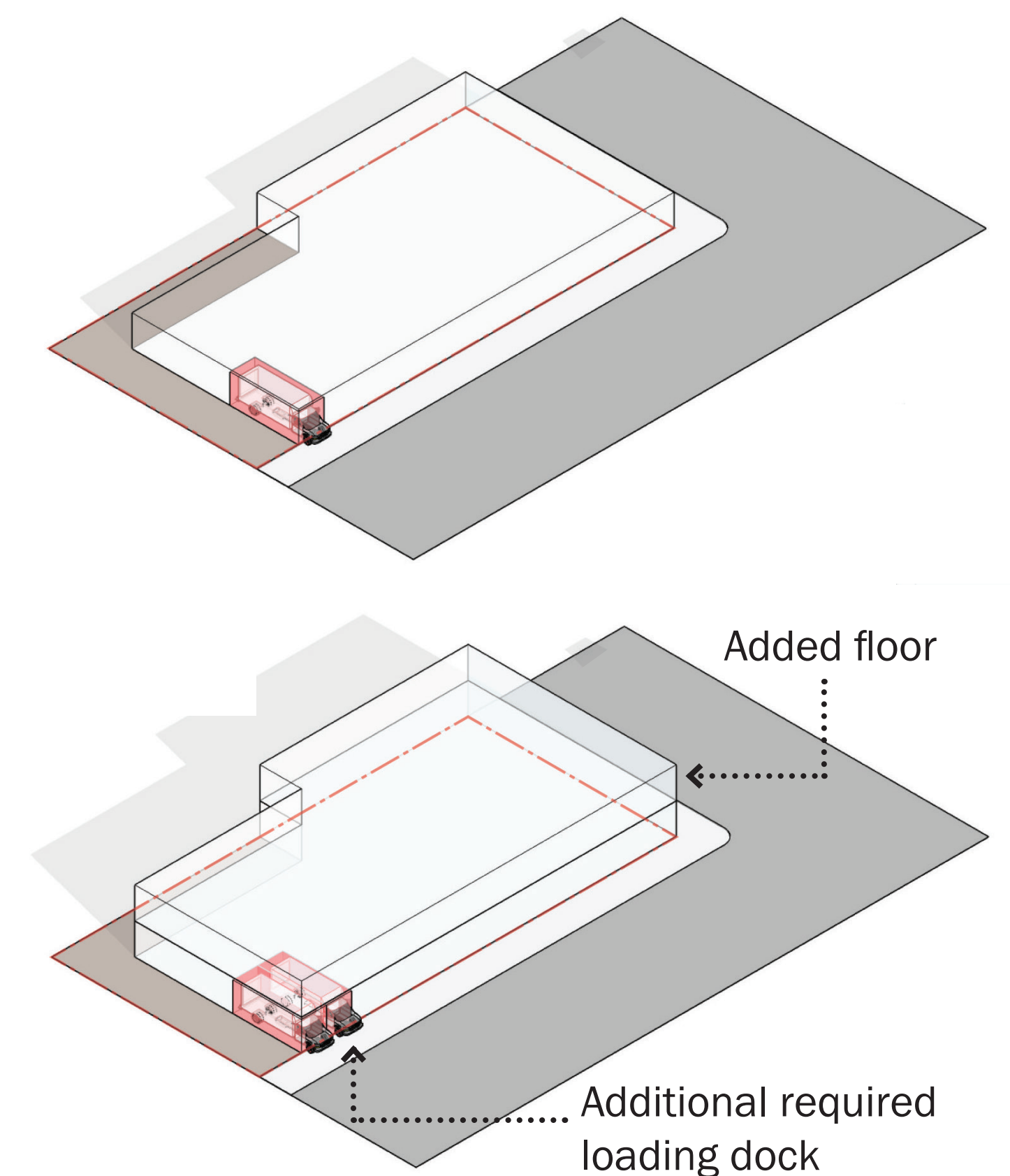
Reduce loading requirements for enlargements

In new buildings, minimum size of loading docks required by zoning are too small for today's trucks



[Off-street loading requirements: 1 loading berth for buildings under 25,000 SF; 2 berths for buildings >25,000 and <40,000]

In existing buildings, expansions may trigger additional loading dock requirements, complicating expansions



RESILIENCY

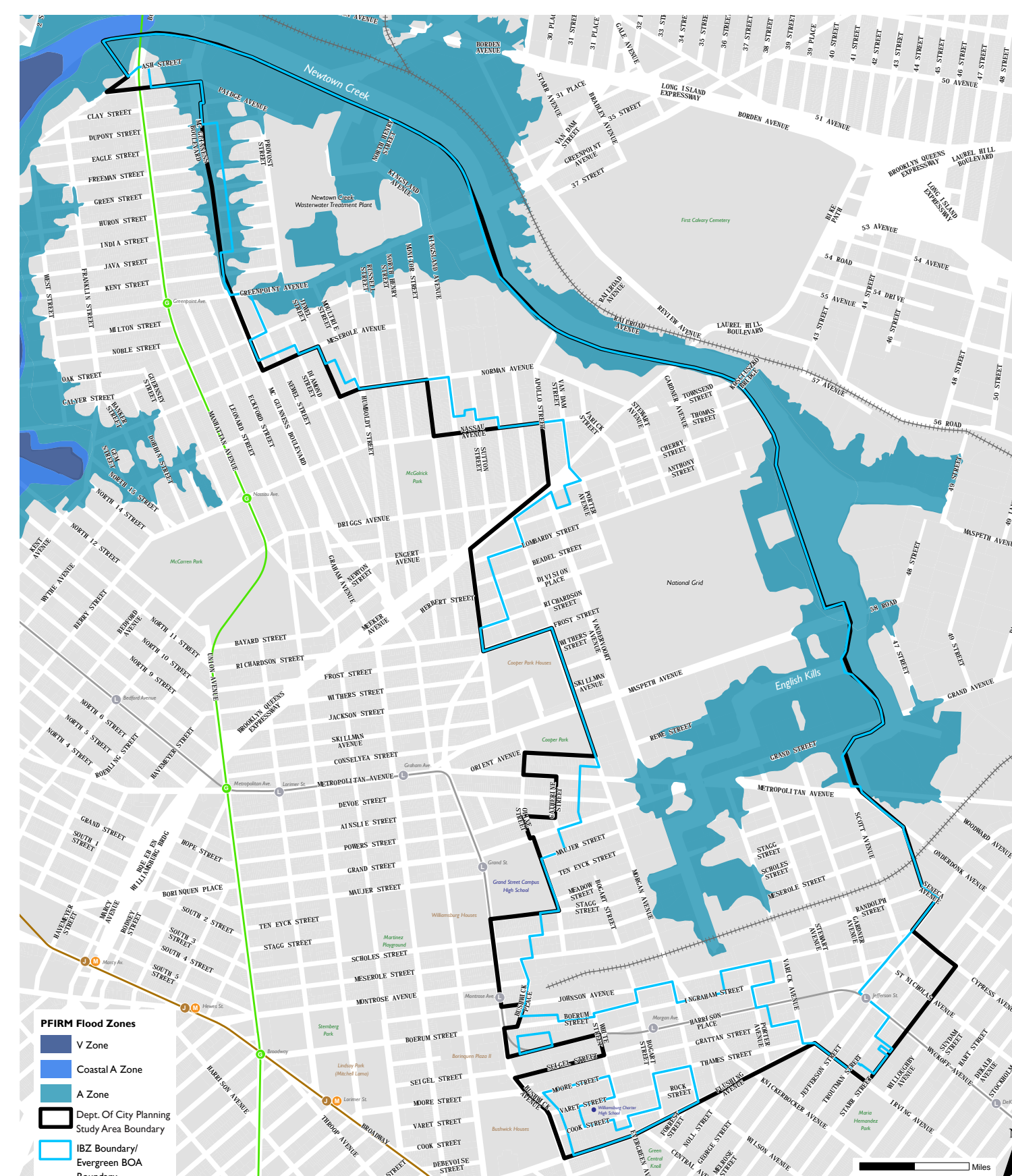
GOAL:

Allow industrial businesses within the floodplain to become more resilient

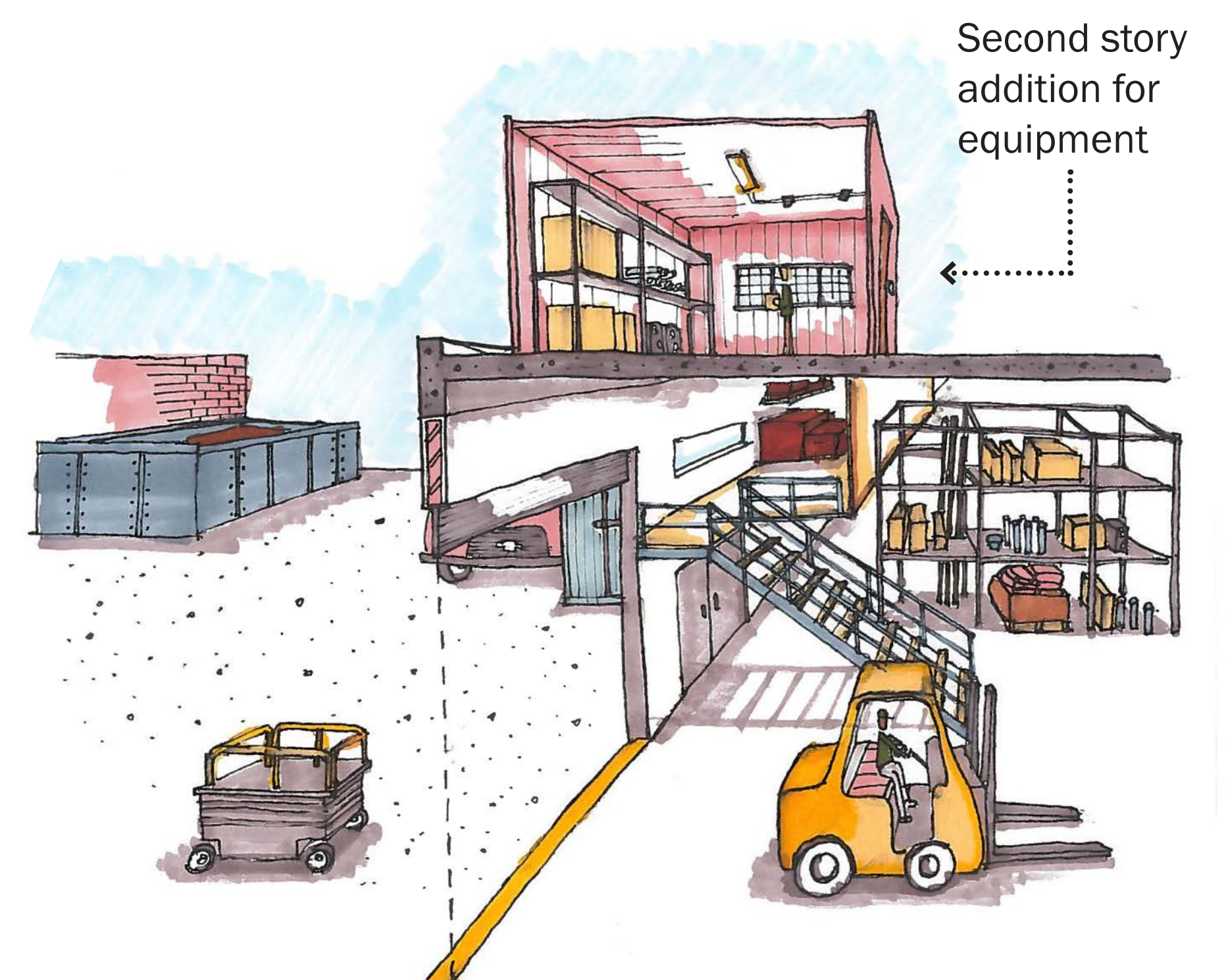
TOOL:

Address zoning obstacles that may prevent businesses in the floodplain from expanding vertically

Substantial portions of the Core Industrial area are within the 100-year floodplain



Moving valuable equipment to an upper story can help industrial businesses avoid damage in the case of a flood



PRELIMINARY ZONING TOOLS

INNOVATION DISTRICT B1: Transit-accessible, dynamic mix of industrial, office, arts, and retail businesses

INNOVATION DISTRICT B2: Mixed industrial/commercial jobs hub

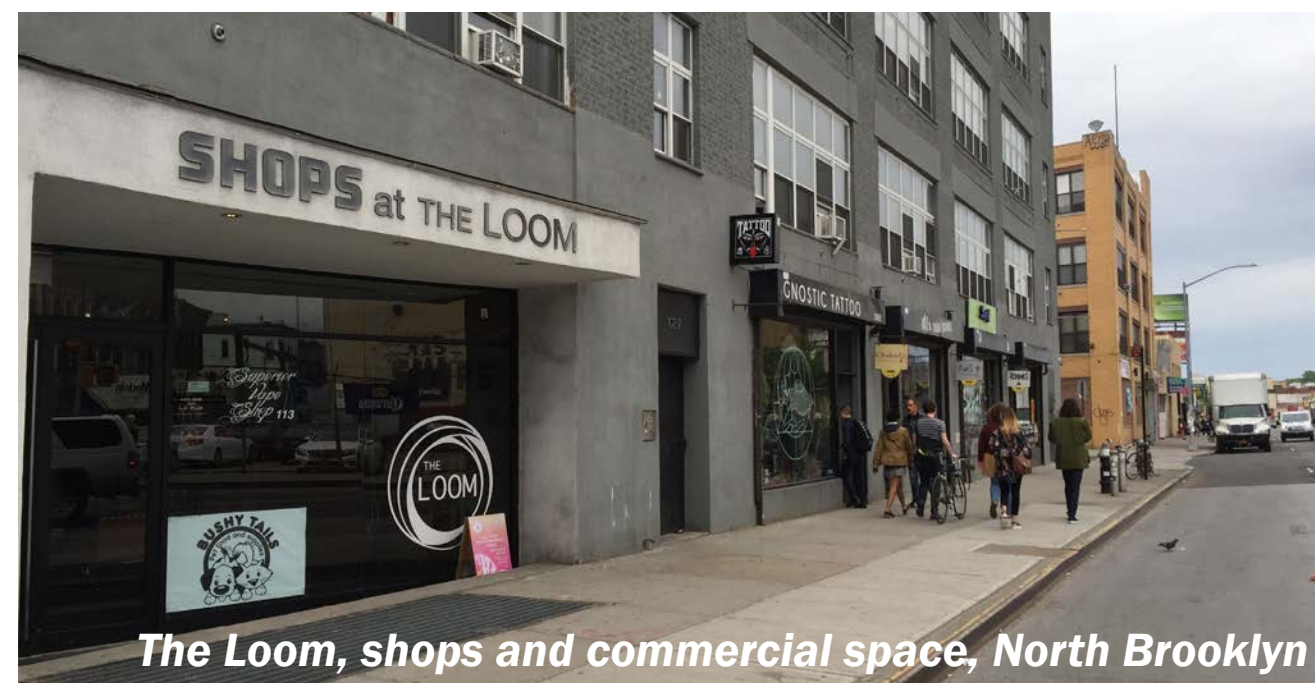
INCREASED DENSITY

GOAL:

Increase job density, especially in Area B1

TOOL:

Increase permitted building density, with greatest increases and use flexibility in Area B1



PARKING

GOAL:

Encourage transit-oriented growth

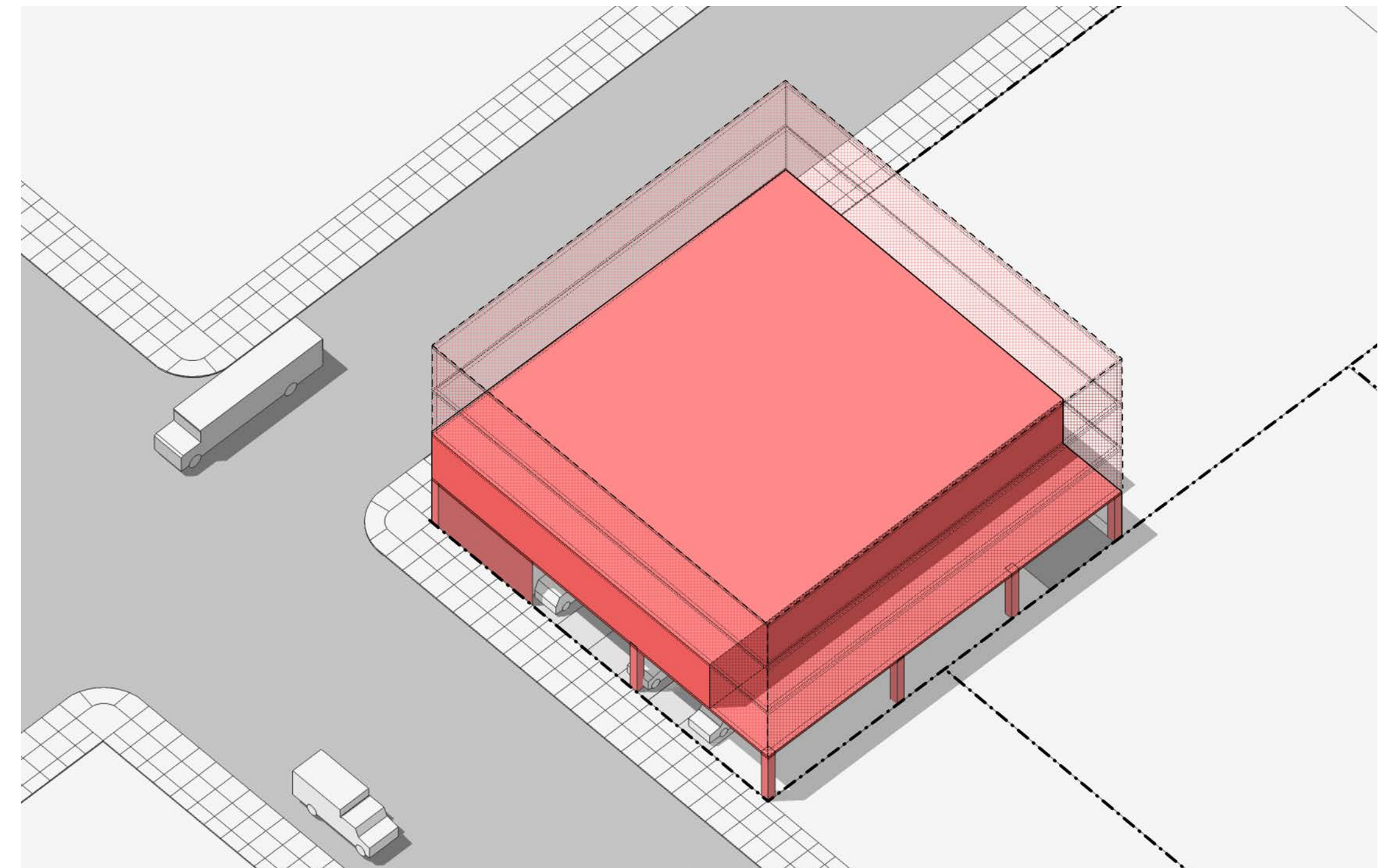
TOOL:

Reduce parking requirements

High parking requirements a barrier to new development.

Example:

Maximum spaces on a 15,000 SF site: 27
Amount of office requiring 27 parking spaces:
8,100 SF
Unbuildable SF at 3 FAR: 36,900 SF



INDUSTRIAL + MANUFACTURING SPACE

GOAL:

Support continued presence of industrial/manufacturing businesses, especially in Area B2

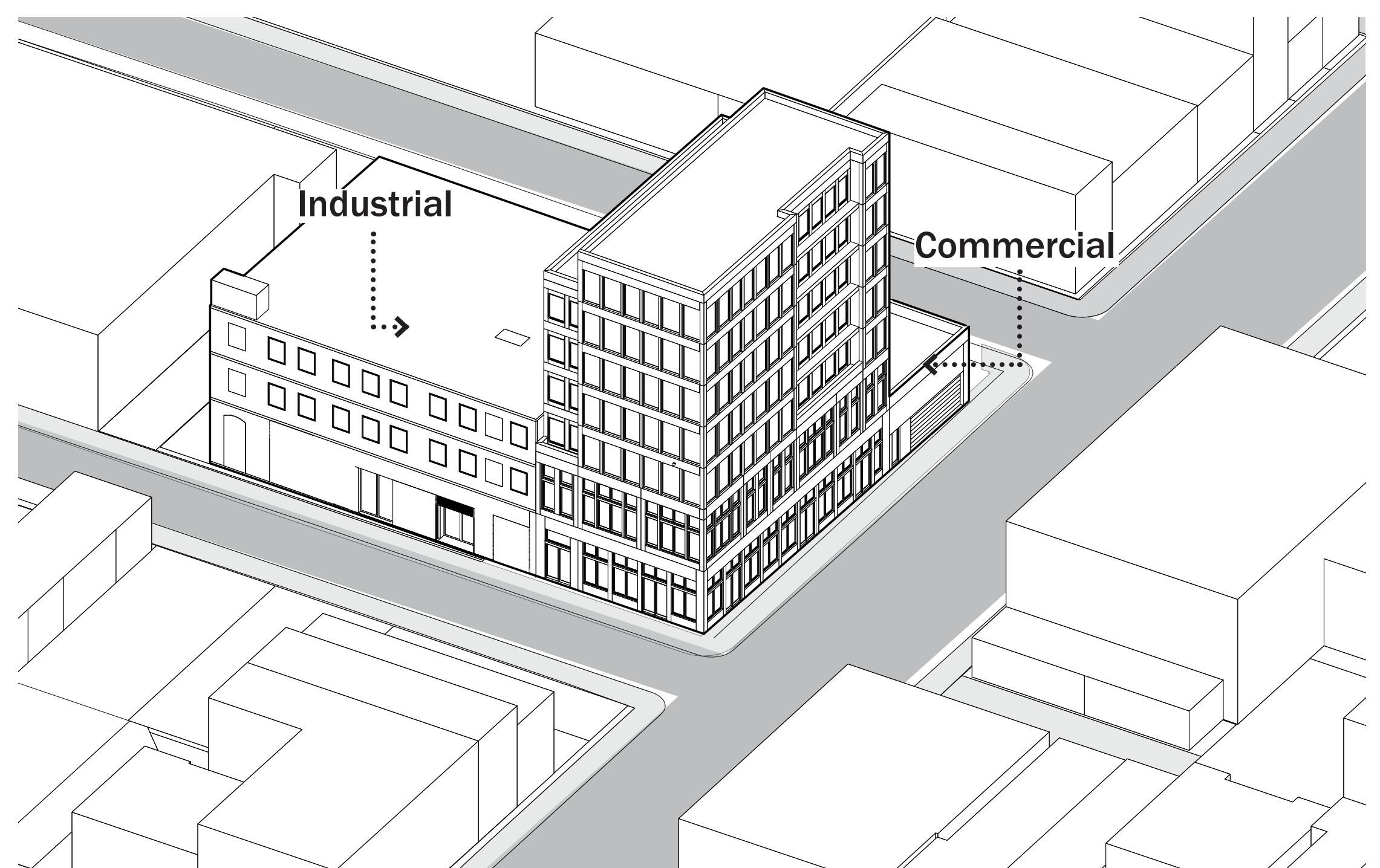
TOOL:

Explore the feasibility of new zoning tools to encourage mixed commercial/industrial buildings in Area B2.

B2: tools to encourage industrial space



.....B.1: organic growth of industrial and non-industrial uses



INFRASTRUCTURE

GOAL:

Leverage new development to provide investment in infrastructure

Create zoning tools to incentivize infrastructure upgrades (on or adjacent to the property)

Key narrow roadways could be widened



Bulkheads on English Kills need repairs

