COUNCIL OF THE CITY OF NEW YORK

CALENDAR
OF
THE LAND USE COMMITTEE
FOR THE WEEK OF SEPTEMBER 16 - SEPTEMBER 20, 2013

LEROY G. COMRIE, *Chair*, Land Use Committee

MARK WEPRIN, *Chair*, Subcommittee on Zoning and Franchises

BRAD LANDER, *Chair*, Subcommittee on Landmarks, Public Siting and Maritime Uses

STEPHEN LEVIN, *Chair*, Subcommittee on Planning, Dispositions and Concessions

http://legistar.council.nyc.gov/Calendar.aspx

SUBCOMMITTEE ON ZONING AND FRANCHISES

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the **Council Chambers, City Hall,** New York City, New York 10007, commencing at **9:30 A.M. on Monday, September 16, 2013:**

L.U. NO. 898
THE ORIGINAL HOMESTEAD RESTAURANT
MANHATTAN CB - 4 20135792 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Original Homestead Restaurant Inc., d/b/a The Original Homestead Restaurant, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 56 9th Avenue.

L.U. NO. 899
CICCIO
MANHATTAN CB - 2 20135747 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of G Chew, LLC, d/b/a Ciccio, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 190 6th Avenue.

L.U. NO. 900
THE JOHN DORY OYSTER BAR
MANHATTAN CB - 5 20135608 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Friedfield Breslin, LLC, d/b/a The John Dory Oyster Bar, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 1186 Broadway.

L.U. NO. 901
FIVE GUYS BURGERS AND FRIES
MANHATTAN CB - 9 20135625 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of FGNY 2847 Broadway, LLC, d/b/a Five Guys Burgers and Fries, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 2847 Broadway.

L.U. NO. 876
SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT
QUEENS CB - 7 N 130220 ZRQ

Application by the Queens Development Group, LLC and the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution relating to Article XII Chapter 4 to allow the City Planning Commission to permit transitional uses as part of a phased development where such uses are reasonably necessary to assist in achievement of the goals of the Special District.

Matter in underline is new, to be added.
Matter in strikeout is to be deleted.
Matter with # # is defined in Section 12-10.
* * * indicates where unchanged text appears in the Zoning Resolution.

Article XII ï Special Purpose Districts

Chapter 4
Special Willets Point District

* * *

124-60
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor

area ratio# provisions, provided the Commission shall find that such:

(a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;

(b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;

(c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;

(d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and

(e) #use# or #bulk# modification shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) above are met to the maximum extent possible, taking into account the nature of such #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

L.U. NO. 877
SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT
QUEENS CB - 7 C 130222 ZSQ

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 2,650 spaces and

active recreational uses on property (Zoning Lot 1) located easterly of 126th Street generally between proposed to be demapped 35th Avenue and Roosevelt Avenue (Block 1823, Lots 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, & 55; Block 1825, Lots 26, 28, 30, 37, 46, 48, 53, p/o 21 & p/o 55; Block 1826, Lots 1, 5, 14, 18, 20, 31, & 35; Block 1827, Lot 1; Block 1833, Lots 103, 111, 117, 120, 141, 151, 155, 158 & 172; p/o bed of proposed to be demapped 37th Avenue; p/o bed of proposed to be demapped 38th Avenue; bed of proposed to be demapped 39th Avenue; p/o bed of proposed to be demapped Willets Point Boulevard; and optional property to include Block 1823, Lots 1, 3, 5, 7, 12, 14, 58, 59, & 60; and p/o bed of proposed to be demapped 36th Avenue), in a C4-4 District, within the Special Willets Point District.

*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

L.U. NO. 878

SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT

QUEENS CB - 7 C 130223 ZSQ

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 83 spaces, in conjunction with a commercial development on property (Zoning Lot 2) located easterly of 126th Street generally between proposed to be demapped 37th Avenue and proposed to be demapped 38th Avenue (Block 1825, Lots 1, 19, 58, p/o 21, p/o 55, p/o bed of proposed to be demapped 37th Avenue and p/o bed of proposed to be demapped 38th Avenue), in a C4-4 District, within the Special Willets Point District.

*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

L.U. NO. 879

SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT

QUEENS CB - 7 C 130224 ZSQ

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to modify the applicable use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 98 spaces and active recreational uses on property (Zoning Lot 3) located easterly of 126th Street generally between proposed to be demapped 34th Avenue and proposed to be demapped 35th Avenue (Block 1822, Lot 17), in a C4-4 District, within the Special Willets Point District.

*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

L.U. NO. 880

SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT

QUEENS CB - 7 C 130225 ZSQ

Application submitted by Queens Development Group, LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60* of the Zoning Resolution to modify applicable the use and bulk requirements to facilitate the development of a public parking lot with a maximum capacity of 181 spaces and active recreational uses on property (Zoning Lot 4) located westerly of 126th Place generally between Northern Boulevard and proposed to be demapped 34th Avenue (Block 1821, Lots 9 and 18), in a C4-4 District, within the Special Willets Point District.

*Note: A zoning text amendment is proposed to modify Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) of the Zoning Resolution under a concurrent related application N 130220 ZRQ.

L.U. NO. 881
SPECIAL WILLETS POINT DISTRICT TEXT AMENDMENT
QUEENS CB - 7 M 080221(A) MMQ

Application submitted by New York City Economic Development Corporation for a modification of the resolution adopted by the City Planning Commission on September 24, 2008 (Calendar No. 12) approving an application (C 080221 MMQ) for an amendment to the City Map involving, inter alia, the elimination of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue, in accordance with Map Nos. 5000A, 5000B, 5001 and 5002, dated March 13, 2013, and signed by the Borough President.

L.U. NO. 882
CROWN HEIGHTS WEST REZONING & TEXT AMENDMENT
BROOKLYN CB - 8 N 130212 ZRK

Application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts) in Portions of Community Districts 8 and 9, and concerning Appendix F (Inclusionary Housing Designated Areas).

Matter in <u>underline</u> is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article II
RESIDENTIAL BULK REGULATIONS

Chapter 3
RESIDENTIAL BULK REGULATIONS IN RESIDENCE DISTRICTS

*** * ***

23-633
Street wall location and height and setback regulations in certain districts
R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

In the districts indicated, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply, except as otherwise set forth for #buildings# in R9D and R10X Districts.

(a) #Street wall# location

R6A R7A R7D R7X R9D

(1) In the districts indicated, for all #buildings#, and for #Quality Housing buildings# on #wide streets# in R6 or R7 Districts without a letter suffix, the #street wall# shall be located no closer to the #street line# than the closest #street wall# of an existing #building# to such #street line#, located on the same #block#, and within 150 feet of such #building#. However, a #street wall# need not be located further from the #street line# than 15 feet. On #corner lots#, these #street wall# location provisions shall apply along only one #street line#.

R6B R7B R8B

(2) In the districts indicated, for all #buildings#, and for #Quality Housing buildings# on #narrow streets# in R6 and R7 Districts without a letter suffix, the #street wall# of a #building# on a #zoning lot# with at least 50 feet of frontage along a #street line# shall be located no closer to the #street line# than the #street wall# of an adjacent existing #building#. On #zoning lots# with less than 50 feet of frontage along a #street line#, the #street wall# shall be located no closer to nor further from the #street line# than the #street wall# of an adjacent existing #building#. For all #zoning lots#, the #street wall# need not be located further from a #street line# than 15 feet. On #corner lots#, the #street wall# along one #street line# need not be located further from the #street line# than five feet.

(3) In the districts indicated, for all #buildings#, and for #Quality Housing buildings# in R8 or R9 Districts without a letter suffix, and in other R10 Districts, the following #street wall# location provisions shall apply along #wide streets# and along #narrow streets# within 50 feet of their intersection with a #wide street#:

(i) the #street wall# shall extend along the entire #street# frontage of a #zoning lot#;

(ii) at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum base height specified in the table in this Section or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line# provided any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#; and

(iii) the #street wall# location provisions of paragraph (a)(3) of this Section, inclusive, shall not apply to houses of worship.

No #street wall# location provisions shall apply along any #narrow street# beyond 50 feet of their intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (a) in this Section, where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

* * *

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

District[5]	Minimum Base Height	Maximum Base Height	Maximum #Building or other Structure# Height
R6B	30	40	50
R6[2]	30	45	55
R6[1] inside #Manhattan Core#	40	55	65
R6[1] outside #Manhattan Core# R6A	40	60	70
R7[1] inside #Manhattan Core# R7[2] R7B	40	60	75
R7[1] outside #Manhattan Core# R7A	40	65	80
R7D	60	85	100
R7X	60	85	125
R8B	55	60	75
R8[2]	60	80	105
R8[1] R8A	60	85	120
R8X	60	85	150
R9[2] R9A[2]	60	95	135
R9A R9[1]	60	102	145
R9D	60	85[4]	--[3]
R9X[2]	60	120	160
R9X[1]	105	120	170
R10[2] R10A[2]	60	125	185

R10[1] R10A[1]	125	150	210
R10X	60	85	--[3]

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[1] For #zoning lots# or portions thereof within 100 feet of a #wide street#

[2] For #zoning lots# on a #narrow street# except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#

[3] #Buildings or other structures# may exceed a maximum base height of 85 feet in accordance with paragraph (c) of this Section

[4] For #buildings or other structures# that front upon an elevated rail line, the maximum base height shall be 25 feet

[5] Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

* * *

Article III
COMMERCIAL DISTRICT REGULATIONS

Chapter 5
BULK REGULATIONS FOR MIXED BUILDINGS IN COMMERCIAL DISTRICTS

*** * ***

35-24
Special Street Wall Location and Height and Setback Regulations in Certain Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, for all #buildings or other structures#, and for #Quality Housing buildings# in other #Commercial Districts#, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#.

* * *

(b) #Street wall# location

C1-6A C2-6A C4-2A C4-3A C4-4A C4-5A C4-5X

(1) In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B or R7X Districts, and for #Quality Housing buildings# in other #Commercial Districts# with a residential equivalent of an R6 or R7 District, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# may be located beyond eight feet of the #street line#.

Existing #buildings# may be horizontally #enlarged# without regard to #street wall# location provisions, provided the amount of new #floor area# does not exceed 50 percent of the amount of #floor area# existing on June 29, 1994, and the #enlarged# portion of the #building# does not exceed one #story# or 15 feet in height, whichever is less.

For #zoning lots# bounded by more than one #street line#, these #street

wall# location provisions shall be mandatory along only one #street line#.

Where only one #street line# is coincident with the boundary of a #Commercial District# mapped along an entire #block# front, the #street wall# location provisions shall apply along such coincident #street line#. For all other #zoning lots#, the #street wall# location provisions shall apply along at least one #street line#.

C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-4D C4-5D

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R7D, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and for #Quality Housing buildings# in other C1 or C2 Districts with a residential equivalent of an R8, R9 or R10 District, the following #street wall# location provisions shall apply along #wide streets# and along #narrow streets# within 50 feet of their intersection with a #wide street#:

(i) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, or the height of the #building#, whichever is less. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

In C1 or C2 Districts when mapped within R9D Districts, to allow articulation of #street walls# at the intersection of two #street lines#, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# may be unoccupied by a #building#. However, where one such #street line# fronts an elevated rail line, a minimum of 25 percent and a maximum of 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# shall be unoccupied by a #building#.

(ii) Recesses, not to exceed three feet in depth from the #street line#,

shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in paragraph (b)(2)(i) of this Section.

(iii) Where a continuous sidewalk widening is provided along the entire #block# frontage of a #street#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

No #street wall# location rules shall apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#.

For the purposes of applying the provisions of paragraph (b) of this Section, where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

* * *

TABLE A

HEIGHT AND SETBACK FOR BUILDINGS OR OTHER STRUCTURES IN CONTEXTUAL DISTRICTS

District[5]	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R6B	30	40	50
C1 or C2 mapped in R6A C4-2A C4-3A	40	60	70
C1 or C2 mapped in R7B	40	60	75
C1 or C2 mapped in R7A C1-6A C2-6A C4-4A C4-5A	40	65	80
C1 or C2 mapped in R7D C4-5D	60	85	100
C1 or C2 mapped in R7X C4-5X	60	85	125
C1 or C2 mapped in R8B	55	60	75
C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150
C1 or C2 mapped in R9A[2] C1-8A[2] C2-7A[2] C6-3A[2]	60	95	135
C1 or C2 mapped in R9A[1] C1-8A[1] C2-7A[1] C6-3A[1]	60	102	145
C1 or C2 mapped in R9D C6-3D	60	85[4]	--[3]
C1 or C2 mapped in R9X[2] C1-8X[2] C2-7X[2] C6-3X[2]	60	120	160
C1 or C2 mapped in R9X[1] C1-8X[1] C2-7X[1] C6-3X[1]	105	120	170

C1 or C2 mapped in R10A[2] C1-9A[2] C2-8A[2] C4-6A[2] C4-7A[2] C5-1A[2] C5-2A[2] C6-4A[2]	60	125	185
C1 or C2 mapped in R10A[1] C1-9A[1] C2-8A[1] C4-6A[1] C4-7A[1] C5-1A[1] C5-2A[1] C6-4A[1]	125	150	210
C1 or C2 mapped in R10X C6-4X	60	85	--[3]

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[1] For #zoning lots# or portions thereof within 100 feet of a #wide street#

[2] For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#

[3] #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (d) of this Section

[4] For #buildings or other structures# that front upon an elevated rail line, the maximum base height shall be 25 feet

[5] Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

TABLE B
HEIGHT AND SETBACK FOR BUILDINGS
IN NON-CONTEXTUAL DISTRICTS

District[3]	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R6[2] C4-2[2] C4-3[2]	30	45	55
C1 or C2 mapped in R6[1] inside #Manhattan Core# C4-2[1] inside #Manhattan Core# C4-3[1] inside #Manhattan Core#	40	55	65
C1 or C2 mapped in R6[1] outside #Manhattan Core# C4-2[1] outside #Manhattan Core# C4-3[1] outside #Manhattan Core#	40	60	70
C1 or C2 mapped in R7[2] C1 or C2 mapped in R7[1] inside #Manhattan Core# C1-6[2] C1-6[1] inside #Manhattan Core# C2-6[2] C2-6[1] inside #Manhattan Core# C4-4[2] C4-4[1] inside #Manhattan Core# C4-5[2] C4-5[1] inside #Manhattan Core# C6-1[2] C6-1[1] inside #Manhattan Core#	40	60	75
C1 or C2 mapped in R7[1] outside #Manhattan Core# C1-6[1] outside #Manhattan Core# C2-6[1] outside #Manhattan Core# C4-4[1] outside #Manhattan Core# C4-5[1] outside #Manhattan Core# C6-1[1] outside #Manhattan Core#	40	65	80
C1 or C2 mapped in R8[2] C1-7[2] C4-2F[2] C6-2[2]	60	80	105
C1 or C2 mapped in R8[1] C1-7[1] C4-2F[1] C6-2[1]	60	85	120
C1 or C2 mapped in R9[2] C1-8[2] C2-7[2] C6-3[2]	60	95	135

C1 or C2 mapped in R9[1] C1-8[1] C2-7[1] C6-3[1]	60	102	145
C1 or C2 mapped in R10[2] C1-9[2] C2-8[2] C4-6[2] C4-7[2] C5[2] C6-4[2] C6-5[2] C6-6[2] C6-7[2] C6-8[2] C6-9[2]	60	125	185
C1 or C2 mapped in R10[1] C1-9[1] C2-8[1] C4-6[1] C4-7[1] C5[1] C6-4[1] C6-5[1] C6-6[1] C6-7[1] C6-8[1] C6-9[1]	125	150	210

[1] For #zoning lots# or portions thereof within 100 feet of a #wide street#

[2] For #zoning lots# on a #narrow street#, except portions of such #zoning lots# within a distance of 100 feet from an intersection with a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lots# beyond 100 feet of the #street line#

[3] Where the Administrative Code establishes restrictions on the location of #buildings# on lots fronting upon and within 30 feet of Eastern Parkway, in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern #street lines# of Eastern Parkway.

~~Note: In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.~~

* * *

APPENDIX F
Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential$_{17}$buildings# or the #residential# portion of

#mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of
Inclusionary Housing Designated Areas
by Zoning Map

Zoning Map	**Community District**	**Maps of Inclusionary Housing Designated Areas**
16c	Brooklyn CD 2	Maps 1-3
16c	Brooklyn CD 3	Map 1
16c	Brooklyn CD 6	Map 1
16c	Brooklyn CD 8	Map 1
16d	Brooklyn CD 7	Map1
16d	Brooklyn CD 8	Map 1
16d	Brooklyn CD 14	Map 2
17a	Brooklyn CD 3	Maps 1-5
17a	Brooklyn CD 8	Map 1
17b	Brooklyn CD 8	Map 1
17b	Brooklyn CD 14	Map 2

* * *

Brooklyn

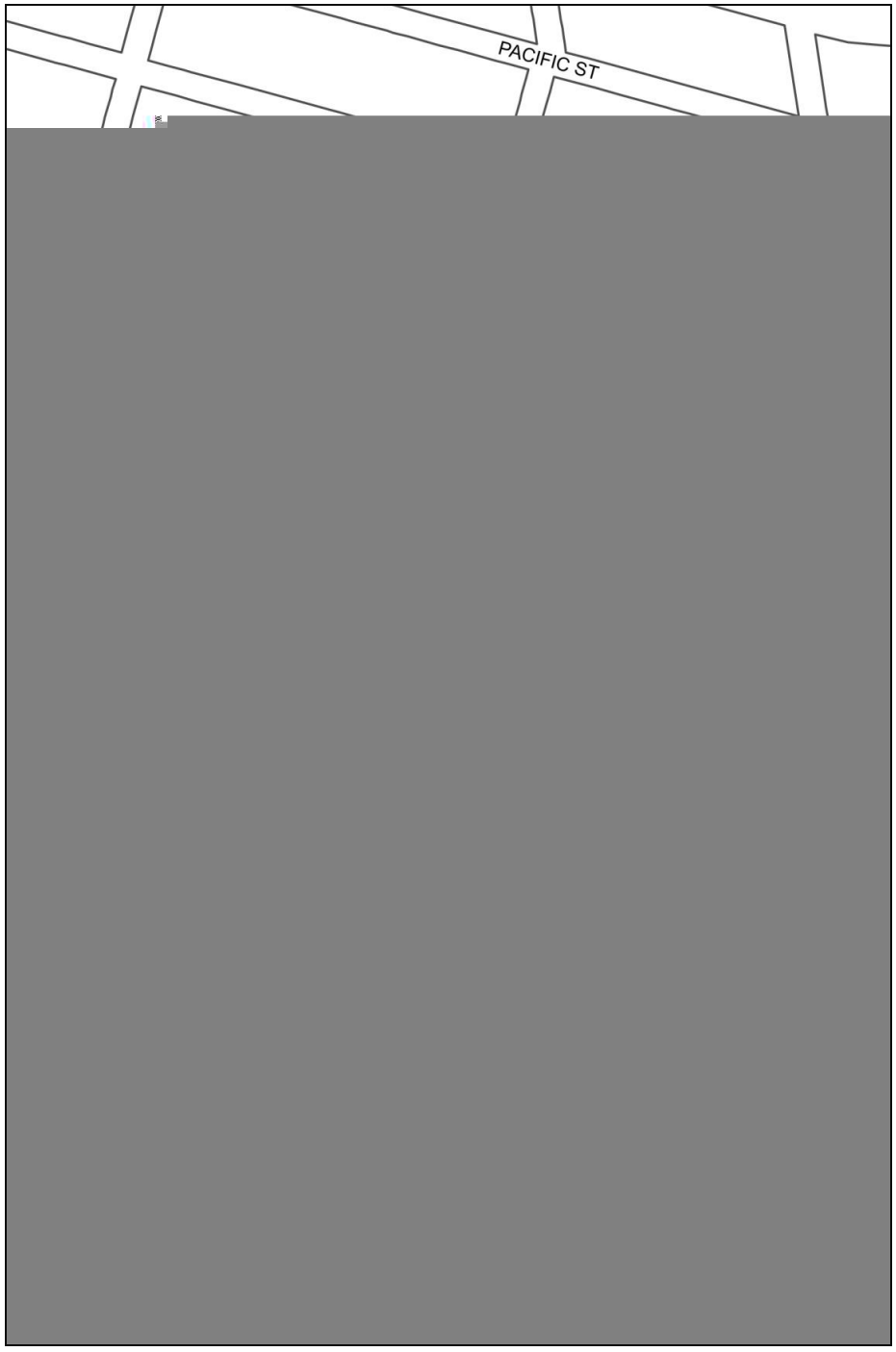
* * *

Brooklyn Community District 8

In the R7A and R7D Districts within the areas shown on the following Map 1:

Map 1

New Map



Portion of Community District 8, Brooklyn

L.U. NO. 883
CROWN HEIGHTS WEST REZONING AND TEXT AMENDMENT
BROOKLYN CB - 8 C 130213 ZMK

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c, 16d, 17a & 17b: