



Declaration, issued on April 7, 2008 (CEQR No. 08DCP055K);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter Underlined is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicate where unchanged text appears in the Zoning Resolution

\* \* \*

## **23-10**

### **OPEN SPACE AND FLOOR AREA REGULATIONS**

\* \* \*

## **23-145**

### **For residential buildings developed or enlarged pursuant to the Quality Housing Program**

R6 R7 R8 R9 R10

In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO  
FOR  
QUALITY HOUSING BUILDINGS  
(in percent)

| District    | Maximum #Lot Coverage |                              | Maximum #Floor Area<br>Ratio# |
|-------------|-----------------------|------------------------------|-------------------------------|
|             | #Corner<br>Lot#       | #Interior Lot<br>#Through Lo |                               |
| R6          | 80                    | 60                           | 2.20                          |
| R6**        | 80                    | 60                           | 2.43                          |
| R6* R6A R7B | 80                    | 65                           | 3.00                          |
| R6B         | 80                    | 60                           | 2.00                          |
| R7          | 80                    | 65                           | 3.44                          |
| R7* R7A     | 80                    | 65                           | 4.00                          |
| R7D         | 80                    | 65                           | 4.20                          |
| R7X         | 80                    | 70                           | 5.00                          |
| R8 R8A R8X  | 80                    | 70                           | 6.02                          |
| R8*         | 80                    | 70                           | 7.20                          |
| R8B         | 80                    | 70                           | 4.00                          |
| R9 R9A      | 80                    | 70                           | 7.52                          |
| R9X         | 80                    | 70                           | 9.00                          |
| R10         | 100                   | 70                           | 10.00                         |

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

\* \* \*

**23-20  
DENSITY REGULATIONS**

\* \* \*

**23-22  
Maximum Number of Dwelling Units or Rooming Units**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the maximum number of #dwelling units# or #rooming units# shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, no #rooming units# shall be permitted and any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

For the purposes of this Section, where a #floor area ratio# is determined pursuant to Sections 23-142 or 23-143, notwithstanding the #height factor# of the #building#, the maximum #residential floor area ratio# shall be

2.43 in an R6 District within 100 feet of a #wide street#, 3.44 in an R7 District, and 6.02 in an R8 District. In an R6 District beyond 100 feet of a #wide street#, the maximum #residential floor area ratio# shall be as specified in Sections 23-142 or 23-143, or 2.2, whichever is greater.

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

FACTOR FOR DETERMINING MAXIMUM NUMBER  
OF DWELLING UNITS OR ROOMING UNITS

| District          | Factor for #Dwelling<br>Units# | Factor for #Rooming<br>Units# |
|-------------------|--------------------------------|-------------------------------|
| R1-1              | 4,750                          |                               |
| R1-2              | 2,850                          |                               |
| R2, R2A           | 1,900                          |                               |
| R2X               | 2,900                          |                               |
| R3-1 R3-2*        | 625                            |                               |
| R3A               | 710                            |                               |
| R3-2 R4 R4-1 R4B  | 870                            |                               |
| R3X               | 1,000                          |                               |
| R4A               | 1,280                          |                               |
| R4** R5** R5B     | 900                            |                               |
| R5, R5D           | 760                            |                               |
| R5A               | 1,560                          |                               |
| R5B***            | 1,350                          |                               |
| R6 R7 R8B         | 680                            | 500                           |
| R8 R8A R8X R9 R9A | 740                            | 530                           |
| R9-1 R9X R10      | 790                            | 600                           |

\* for #single-# and #two-family detached# and #semi-detached residences#

\*\* for #residences# in a #predominantly built-up area#

\*\*\* for #buildings# subject to the provisions of Section 25-633 (Prohibition of curb cuts in certain districts)

\* \* \*

**23-60  
HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**23-67**

**Special Provisions Relating to Specified Streets**

**23-671**

**Special Provisions for Zoning Lots Directly Adjoining Public Parks**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 23-63 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

**23-672**

**Special provisions for certain streets in Community District 6 in the Borough of Brooklyn**

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.

\* \* \*

**24-57**

**Modifications of Height and Setback Regulations**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-51 to 24-55, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

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.

\* \* \*

**35-24**

**Special Street Wall Location and Height and Setback Regulations in Certain Districts**

\* \* \*

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

| District  | Minimum<br>Base Height | Maximum<br>Base Height | Maximum<br>Building<br>Height |
|---|------------------------|------------------------|-------------------------------|
| C1 or C2 mapped in R6** C4-2** C4-3**   | 30                     | 45                     | 55                            |
| C1 or C2 mapped in R6* inside Core***<br>C4-2* inside Core*** C4-3* inside<br>Core***             | 40                     | 55                     | 65                            |
| C1 or C2 mapped in R6* outside<br>Core*** C4-2* outside Core*** C4-3*<br>outside Core***<br>* * * | 40                     | 60                     | 70                            |

- \* Refers to that portion of a district which is within 100 feet of a #wide street#
- \*\* Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
- \*\*\* Core refers to #Manhattan Core#.

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.

\* \* \*

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 23, 2008, on file in this office.

.....  
City Clerk, Clerk of The Council