



New York City College of Technology

Zoning Analysis Answers (not to be posted)

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Special Downtown Brooklyn District : Article X (101-222)

Zoning Solution

- Step by Step
 - Narrow & Wide Streets
 - Base Ht 150'
 - Base Ht 125'

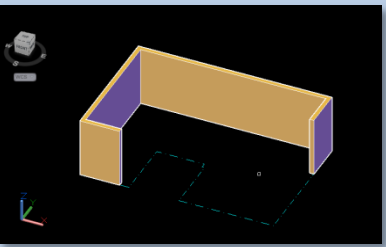
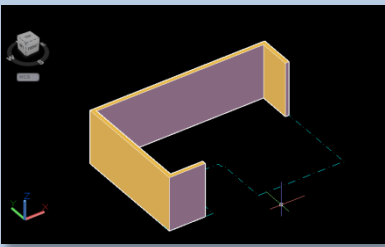
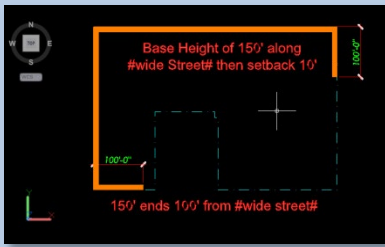
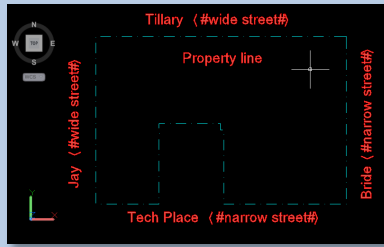
- Max Ht 210'
- Max Ht 185'

- Special Downtown Brooklyn District
 - Article X
 - 101-222
 - 33-261

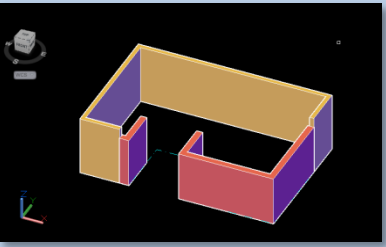
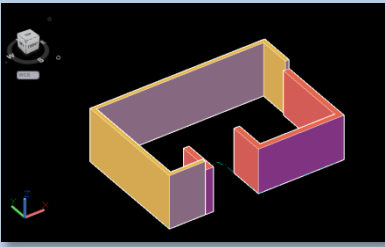
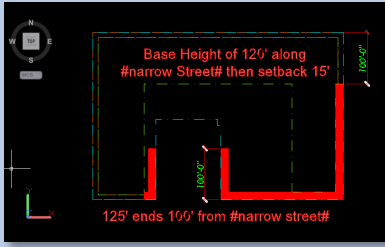
- Zoning Sheets
 - Isometrics & Sections
 - Flatshot & Generate Sections

- Sections
- Details

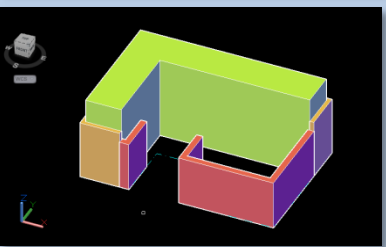
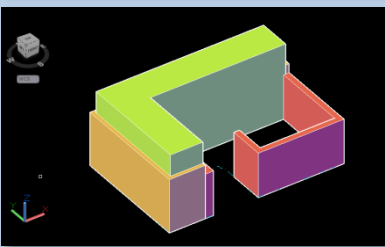
- Wrap Up



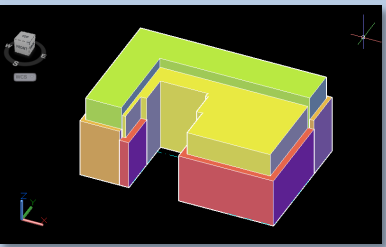
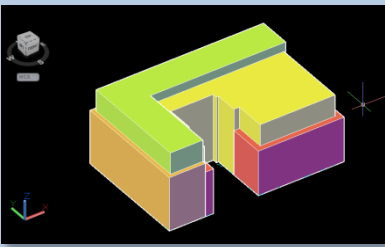
- Wide or Narrow?
 - Jay (wide)
 - Tillary (wide)
 - Bridge (narrow)
 - Tech Place (narrow)



- Base height 150 @wide
 - Then 10' setback
- Base 125 @ narrow
 - Then 15' setback



- Max Bldg Height 210' within 100' of wide streets
- Max Bldg Height of 185' beyond 100' of wide streets
- 20' Setback from rear yard



Wide & Narrow Streets

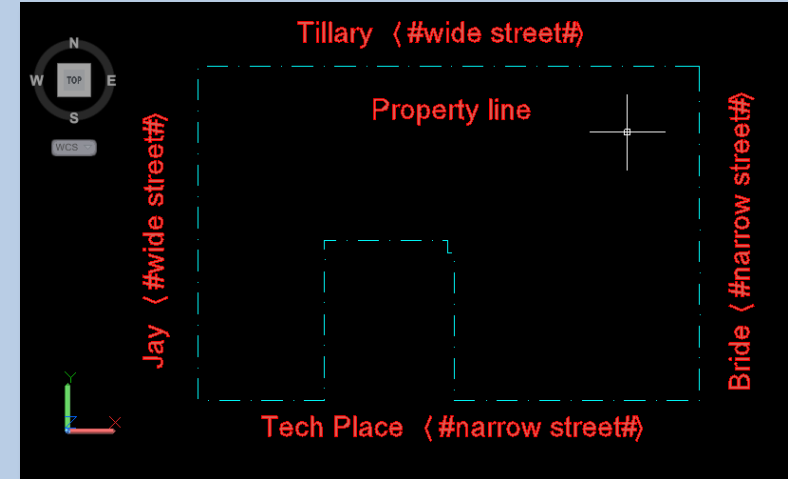
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- Wide or Narrow ?
 - Jay (wide)
 - Tillary (wide)
 - Bridge (narrow)
 - Tech Place (narrow)



Street**

A street is any road (other than a private road), highway, parkway, avenue, alley or other way shown on the City Map, or a way at least 50 feet wide and intended for public use which connects a way shown on the City Map to another such way or to a building or structure. A street refers to the entire public right-of-way (including public sidewalks).

A **narrow street*** is a street that is less than 75 feet wide.

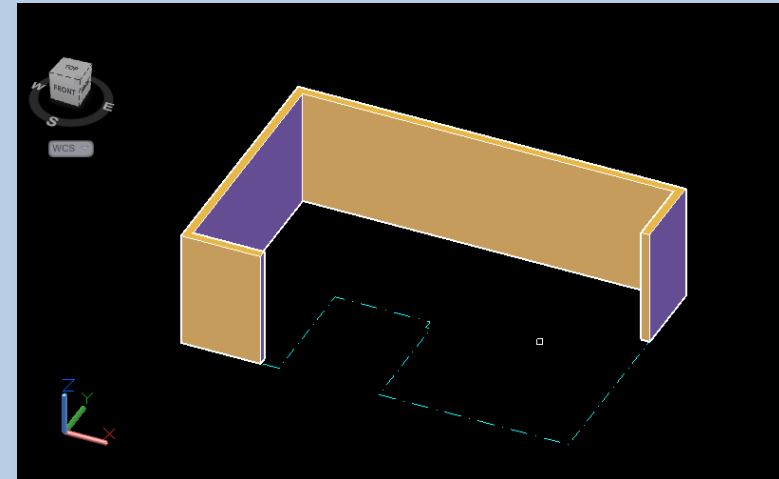
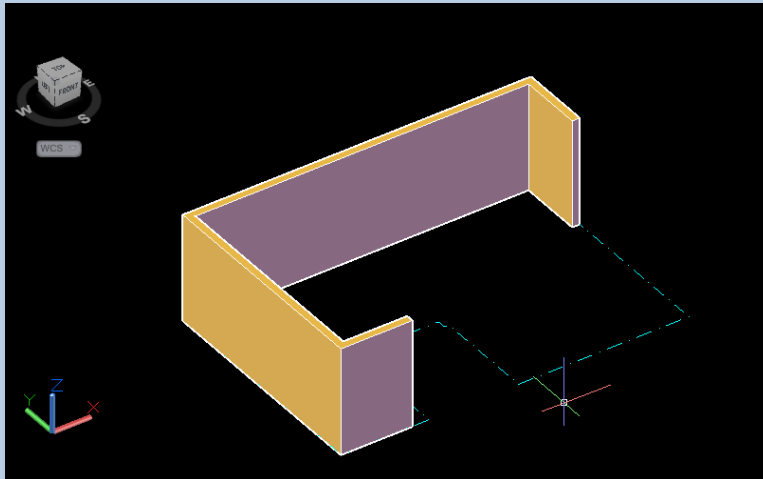
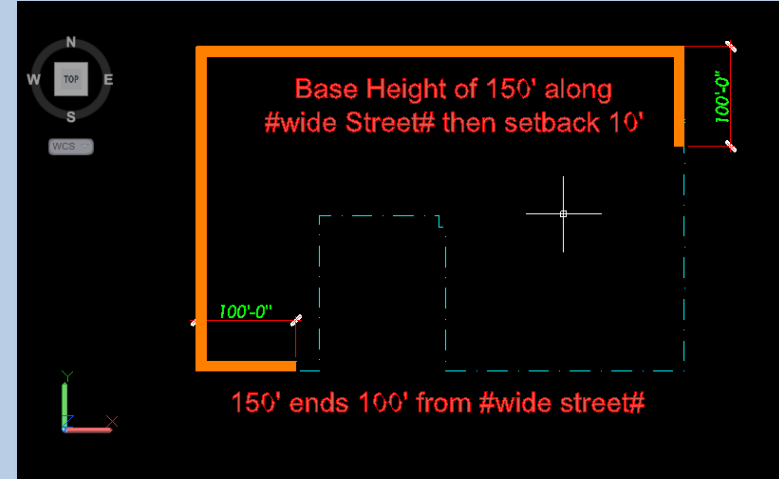
A **wide street*** is a street that is 75 feet or more in width. Most bulk regulations applicable to wide streets are also applicable to buildings on intersecting streets within 100 feet of a wide street.

Base height 150' @wide, then 10' setback

Zoning Solution

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- Measure back 10' from both wide streets (Jay & Tillary)
- Maximum base height is 150' along wide streets



Zoning Sheets

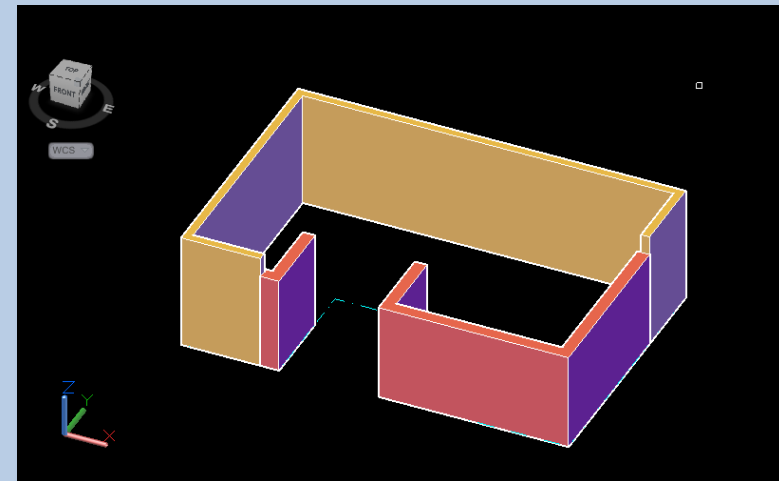
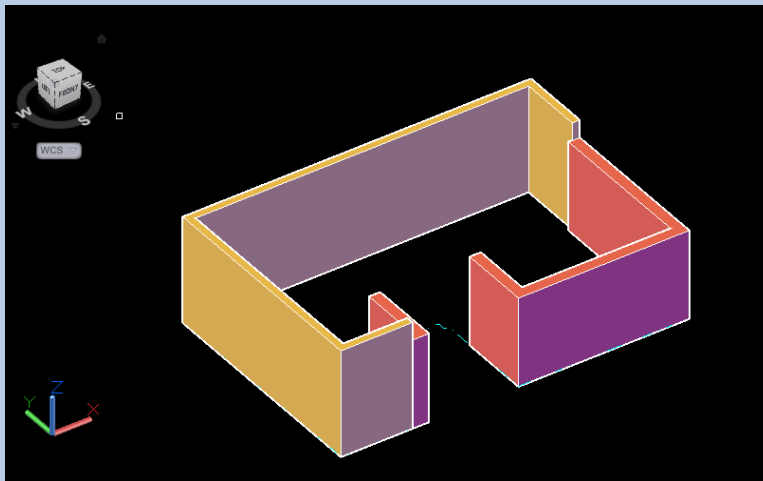
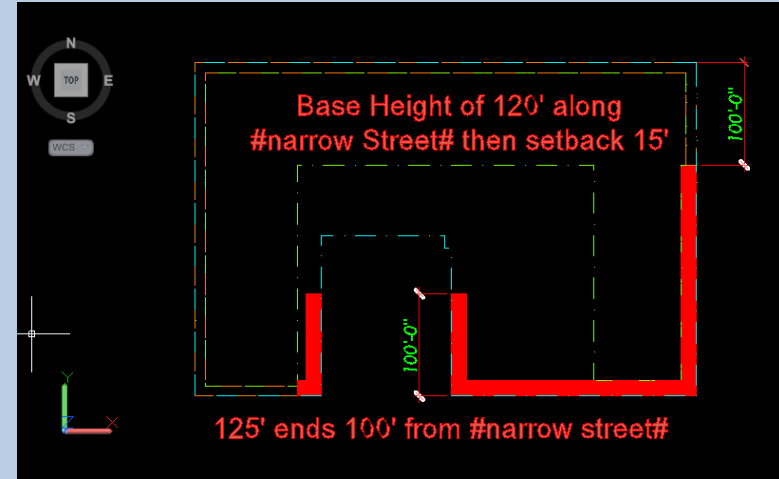
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Base 125' @ narrow, then 15' setback

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- Measure back 100' from both wide streets (Jay & Tillary)
- Base Height along #narrow street# is 120' and then a setback of 15'



Zoning Sheets

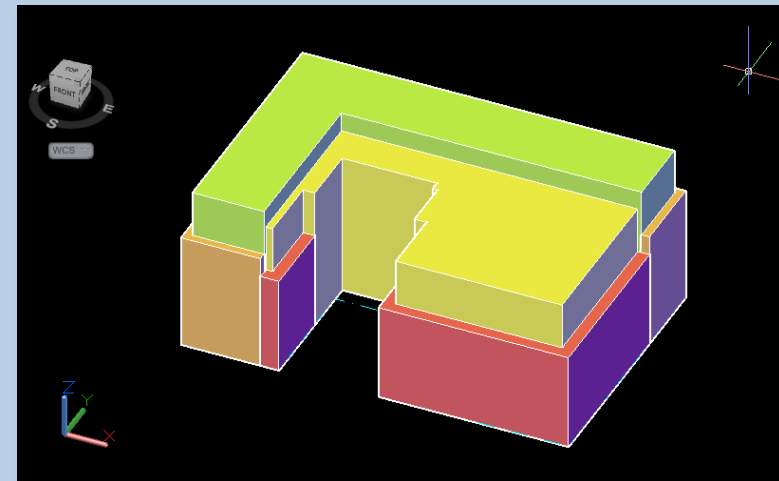
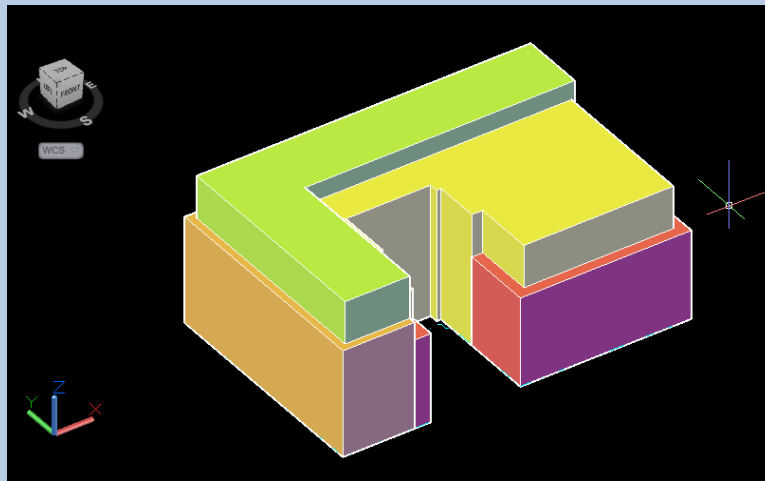
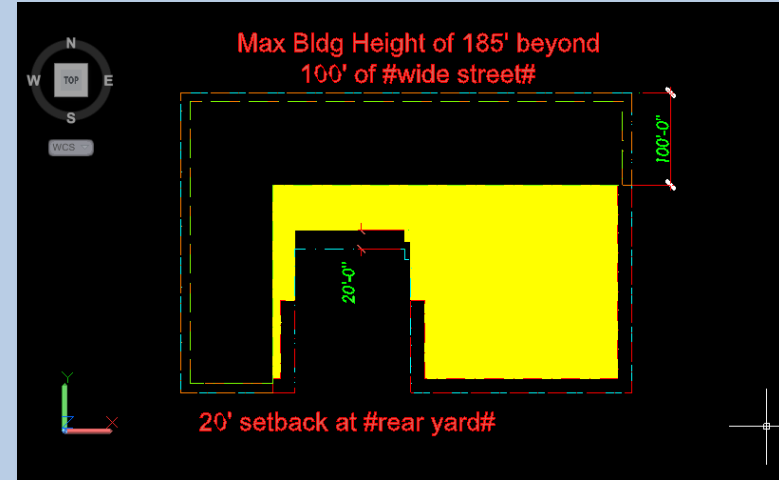
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Max Bldg Height of 185' beyond 100' of wide streets 20' Setback from rear yard

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- Allow for a 20' setback along the #rear yard#
- Maximum building height for remaining building is limited to 185'



Zoning Sheets

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Special Downtown Brooklyn District : Article X

Zoning Solution

- Step by Step
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 - Base Ht 150'
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- Max Ht 210'
- Max Ht 185'

- **Special Downtown Brooklyn District**
 - **Article X**
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Zoning Sheets

- Isometrics & Sections
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- Wrap Up

Article I	Article X - Special Purpose Districts	
Article II		
Article III	Chapter (Size)	Contents
Article IV	<u>Chapter 1</u> (2.1 mb)	<u>Special Downtown Brooklyn District -- (DB)</u> <ul style="list-style-type: none"> • 101-00 General Purposes • 101-10 Special Use Regulations • 101-20 Special Bulk Regulations • 101-30 Special Provisions Within Height Limitation Areas • 101-40 Mandatory District Plan Elements • 101-50 Off-Street Parking and Off-Street Loading Regulations • 101-60 Fulton Mall Subdistrict • 101-70 Atlantic Avenue Subdistrict • 101-80 Special Permits • Appendix A - Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type • Appendix B - Atlantic Avenue Subdistrict: Storefronts Conforming to the Specified Storefront Type • Appendix C - Atlantic Avenue Subdistrict: Permitted Wall Finishes for Street Walls • Appendix D - Atlantic Avenue Subdistrict: Permitted Trim Finishes (For storefronts, cornices, window sash, shutters or trim) • Appendix E - Special Downtown Brooklyn District Maps (1-7)
Article V		
Article VI		
Article VII		
Article VIII		
Article IX		
Article X		
Article XI		
Article XII		
Article XIII		
APPENDIX		

(4/30/08)

Appendix E Special Downtown Brooklyn District Maps

Map 1 Special Downtown Brooklyn District and Subdistricts



- Special Downtown Brooklyn District
- AA Atlantic Avenue Subdistrict
- FM Fulton Mall Subdistrict

Zoning Solution

Special Downtown Brooklyn District : Article X (101-222)

- Step by Step
 - Narrow & Wide Streets
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- Sections
- Details
- Wrap Up

101-22

Special Height and Setback Regulations

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section 101-221 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1 and C6-4 Districts, except C6-1A Districts, the underlying height and setback regulations shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the provisions of Section 101-222 (Standard height and setback regulations) or, as an option where applicable, Section 101-223 (Tower regulations). #Buildings or other structures# within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section 101-30 (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS). However, the underlying height and setback regulations shall apply to any #Quality Housing building#, except that Quality Housing Program shall not be applicable within any District mapped within a C2-4 District.

Story*

A story is that part of a building between the surface of one floor and the ceiling immediately above. A cellar does not count as a story.

Street*

A street is any road (other than a private road), highway, parkway, avenue, alley or other way shown on the City Map, or a way at least 50 feet wide and intended for public use which connects a way shown on the City Map to another such way or to a building or structure. A street refers to the entire public right-of-way (including public sidewalks).

A **narrow street*** is a street that is less than 75 feet wide.

A **wide street*** is a street that is 75 feet or more in width. Most bulk regulations applicable to wide streets are also applicable to buildings on intersecting streets within 100 feet of a wide street.

101-222

Standard height and setback regulations

R7-1

C5-4 C6-1 C6-4

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS
IN C2-4/R7-1, C5-4, C6-1 AND C6-4 DISTRICTS

District	Maximum Base Height		Maximum #building# Height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	160	160
C5-4 C6-1 C6-4	125	150	185	210
C6-4.5	125	150	250	250

Maximum Base Height

Within 100' of wide street (150')
Beyond 100' of wide street (125')

After Base Setback of 10' at Wide Street
Setback of 15' at Narrow Street

Maximum Building Height
Within 100' of wide street (210')
Beyond 100' of wide street (185')

Yard Regulations: Zoning Text : Article III (33-26 to 25)

(33-261)

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Zoning Sheets

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- Wrap Up

at its widest point, provided that:

- such widest point shall be on a #street line#;
- no portion of a #building# shall project beyond a straight line connecting such two points; and
- in the case of a #zoning lot# bounded by a #side lot line# extending from #street# to #street#, such average shall be computed and such open area shall be provided as though each half of such #side lot line# bounded a separate #zoning lot#.

Permitted obstructions pursuant to paragraph (a) of Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), shall be permitted in such open areas.

(4/30/08)

33-26 Minimum Required Rear Yards

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 33-27 (Special Provisions for Shallow Interior Lots), 33-28 (Special Provisions for Through Lots) or 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 33-261 (Beyond one hundred feet of a street line).

(4/30/08)

33-261 Beyond one hundred feet of a street line

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot

line# coincides with a #rear lot line# of an adjoining #zoning lot#.



CORNER LOT
(33-261.1, 43-261.1)



ZONING LOT BOUNDED BY TWO OR MORE STREETS
(NEITHER A CORNER LOT NOR A THROUGH LOT)
(33-261.2, 43-261.1)

Regulations Applying to Special Situations

(12/15/61)

A #side lot line# beyond 100 feet which coincides with a #rear lot line# of an adjoining #zoning lot# is considered a #rear lot line# and a 20' #rear yard# setback is required

(b) which is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of such #interior lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of 50 feet or less.

Isometrics & Sections : Flatshot & Generate Section

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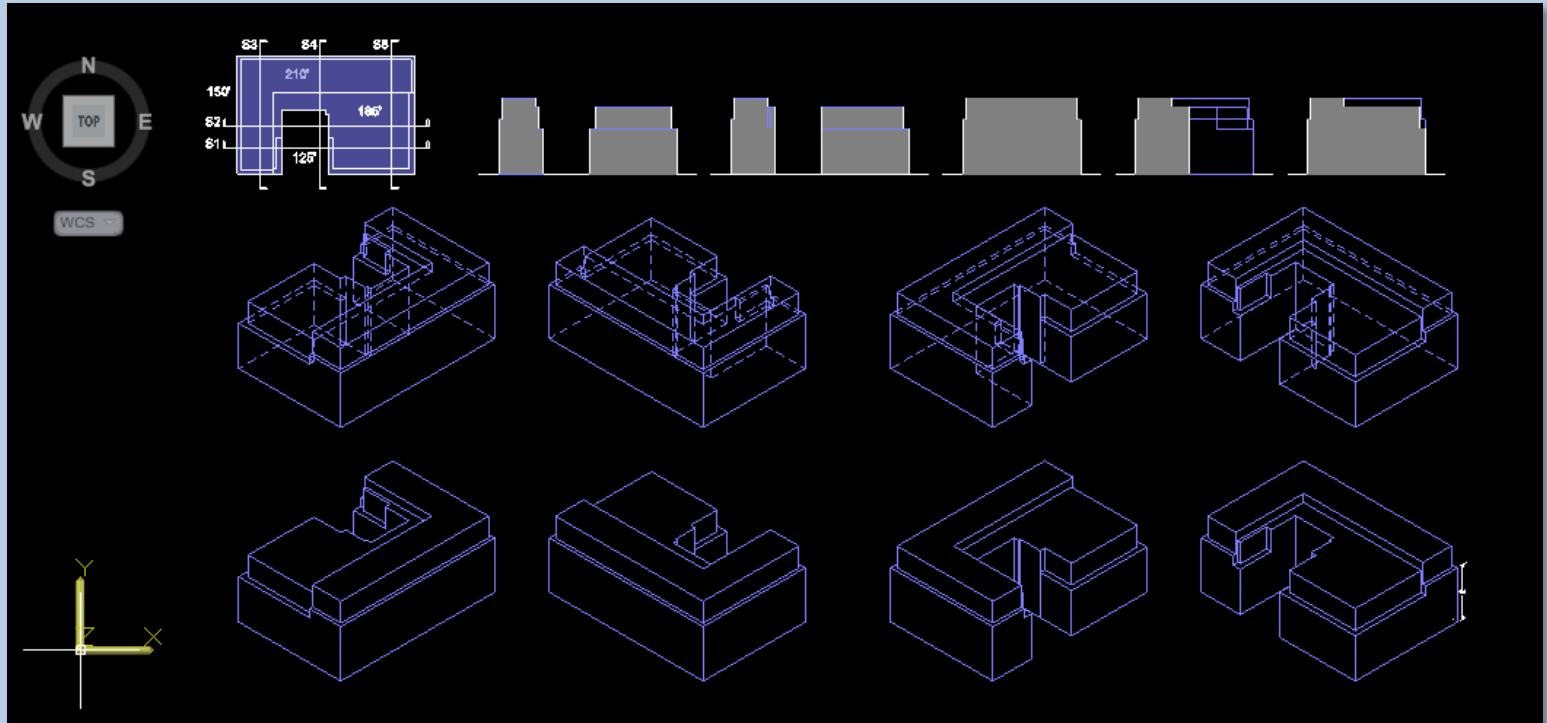
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Zoning Sheets

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BTECH 3

- Plan with section lines
- Shows height of planes
- Sections
- Isometrics
- Add scale, dimensions, notes, etc.

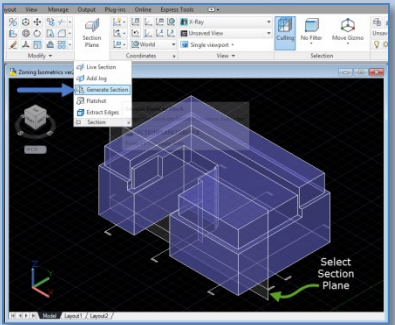
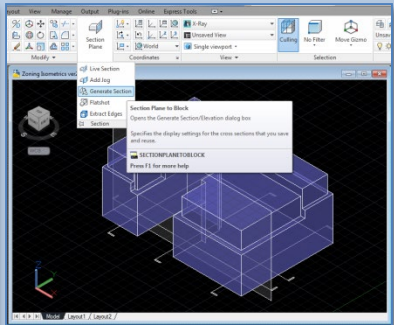
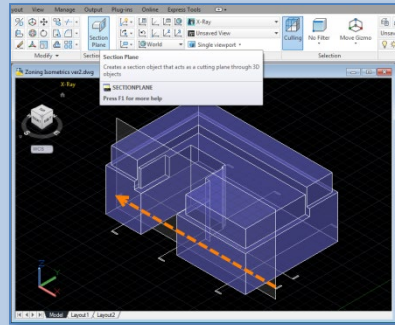
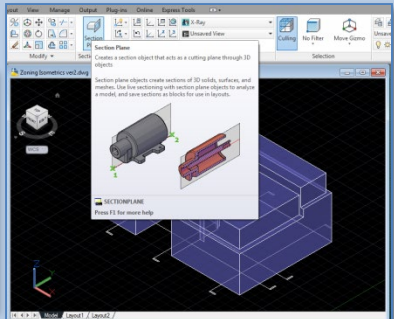


Creating Sections

Zoning Solution

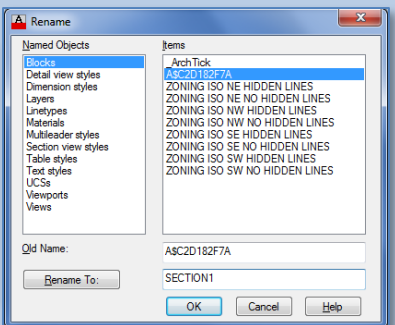
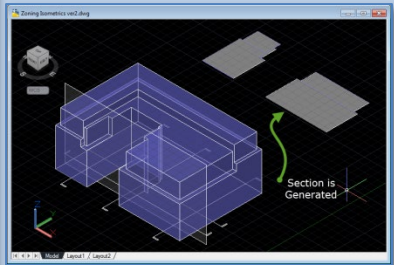
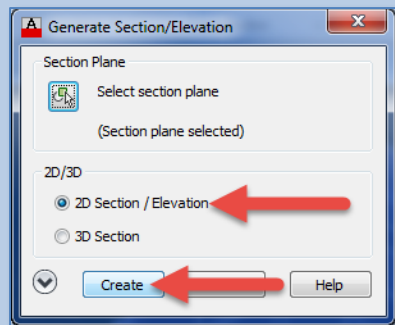
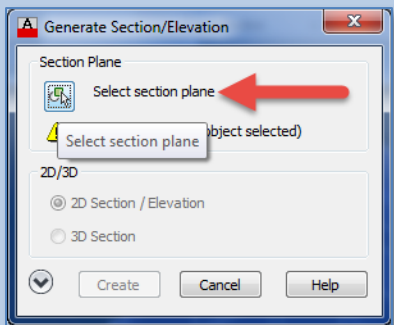
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- Create Section Guidelines in plan
- Creation Section Planes in 3D
- Generate Section
- Select Section Plane
- 2D Section/Elevation
- Insert as block
- Rename block



Zoning Sheets

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Add Scale, Dimensions, notes, etc.

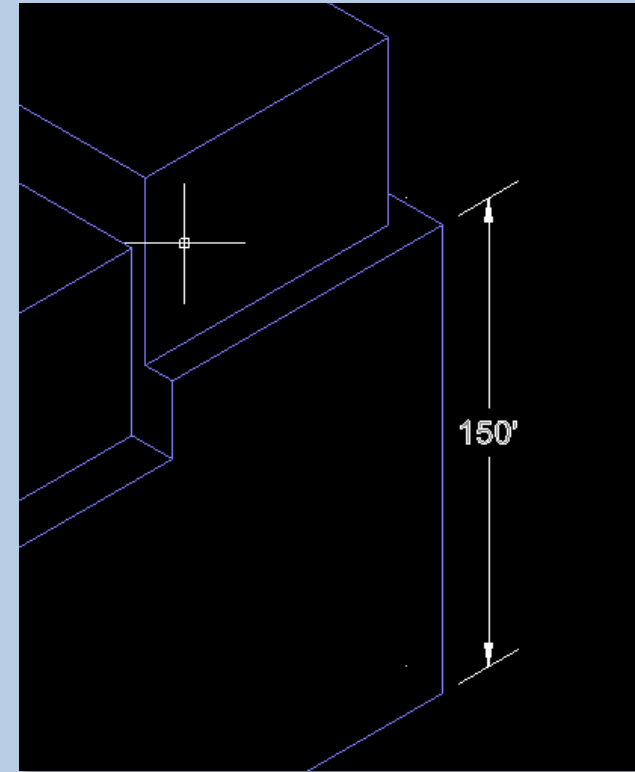
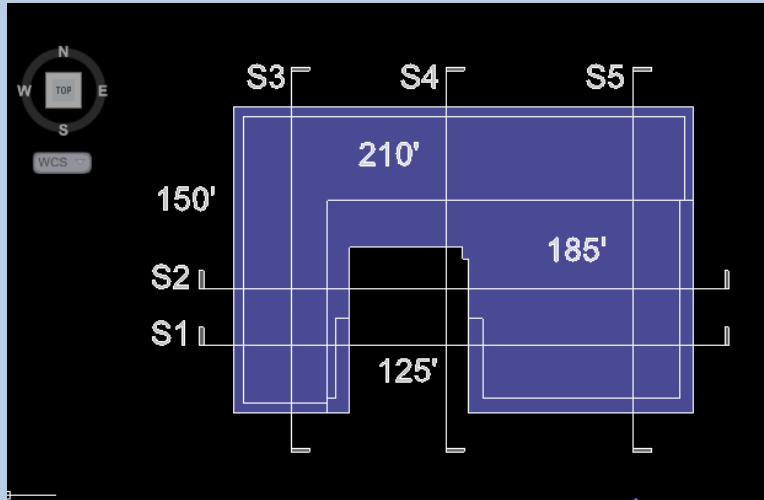
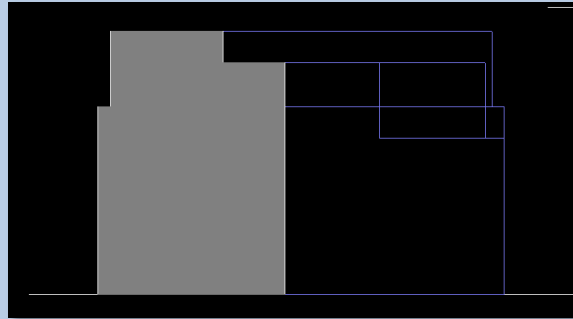
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Wrap Up

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