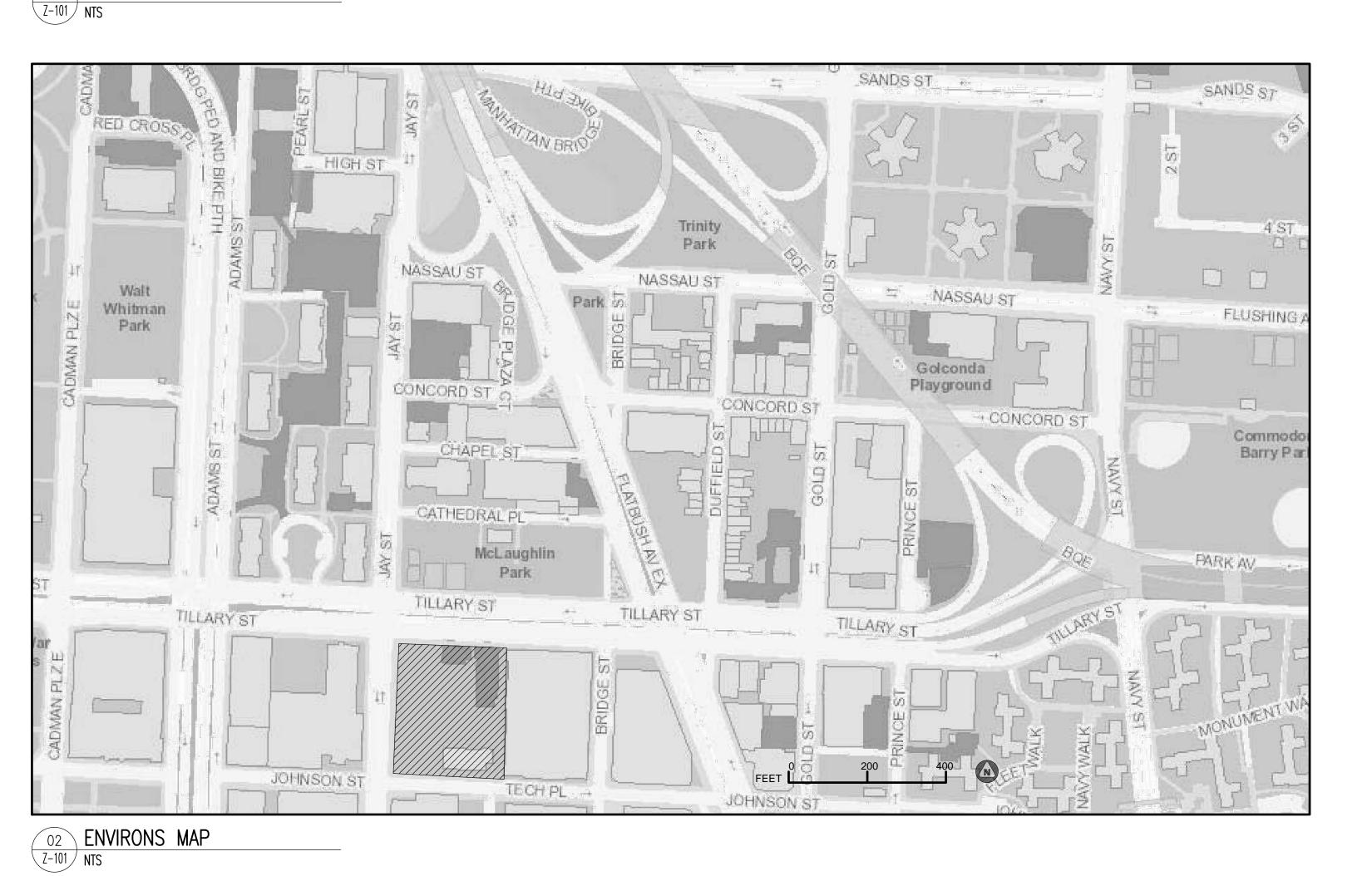


NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.





NYCCT

Project Address: 285 JAY STREET BROOKLYN NY, 10021

Architect: Name Address Email

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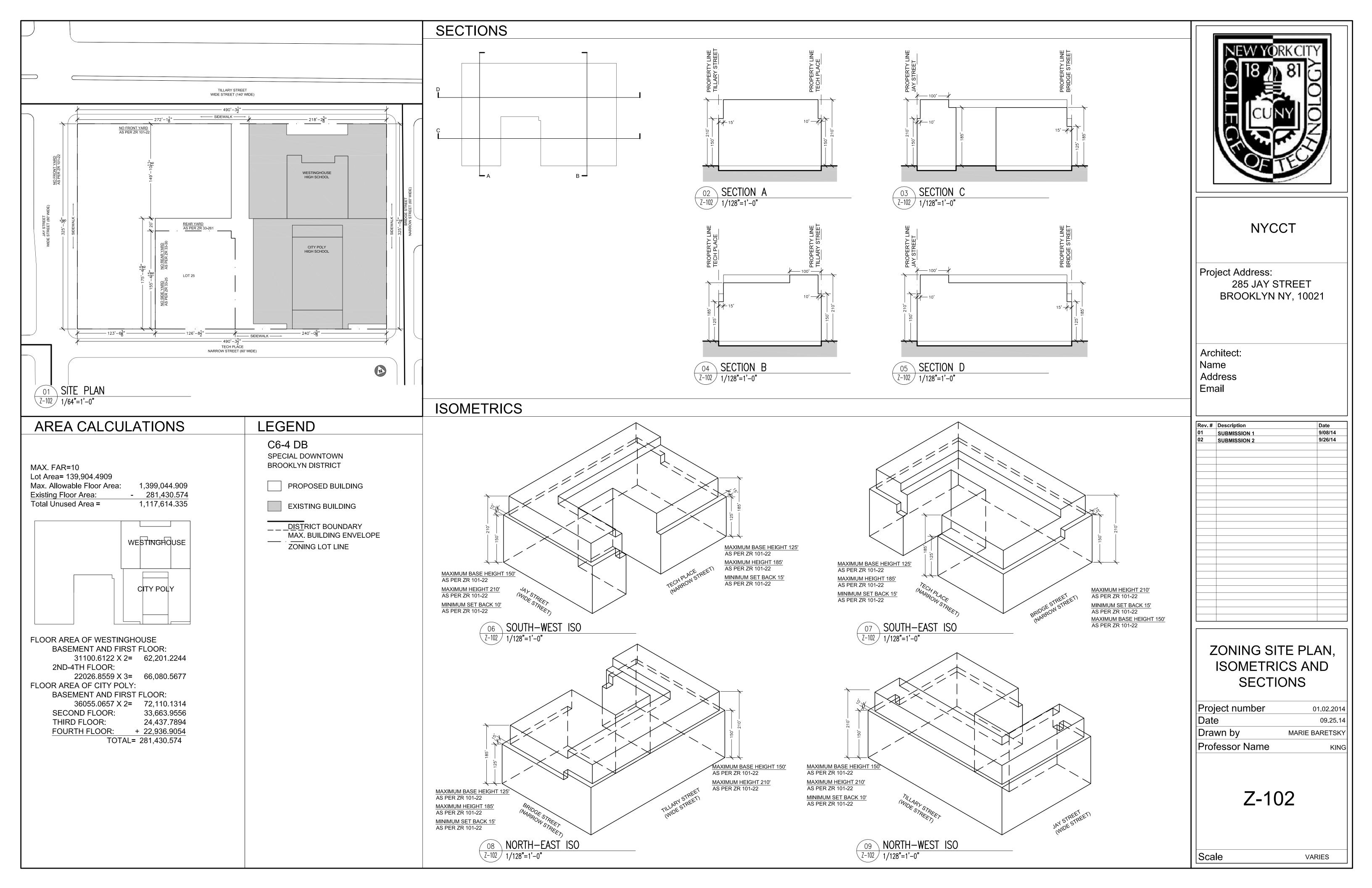
Rev.#	Description	Date	
01	SUBMISSION 1	9/08/1	
02	SUBMISSION 2	9/26/1	4

ZONING MAPS

Project number 01.02.2014 Date 09.25.14 Drawn by MARIE BARETSKY Professor Name

Z-101

Scale VARIES



ZONING TEXT

USE GROUP

ARTICLE II (22-13)

USE GROUP 3

A. #COMMUNITY FACILITIES#

COLLEGE OR UNIVERSITIES, INCLUDING PROFESSIONAL SCHOOLS BUT EXCLUDING BUSINESS COLLEGES OR TRADE SCHOOLS.
COLLEGE OR SCHOOL STUDENT DORMITORIES AND FRATERNITY OR SORORITY STUDENT HOUSES.

MAX FLOOR AREA RATIO

ARTICLE III (33-122)

COMMERCIAL BUILDINGS IN ALL OTHER COMMERCIAL DISTRICTS
C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8
IN THE DISTRICTS INDICATED, THE MAXIMUM #FLOOR AREA RATIO# FOR

#ZONING LOT# CONTAINING ONLY #COMMERCIAL USES# SHALL NOT EXCEED

THE #FLOOR AREA RATIO# SET FORTH IN THE FOLLOWING TABLE:

DISTRICTS MAXIMUM #FLOOR AREA RATIO# C4-7 C5-2 C5-4 C6-4 C6-5 C6-8 10.00

GENERAL PROVISIONS

ARTICLE X (101-02)

GENERAL PROVISIONS

THE PROVISIONS OF THIS CHAPTER SHALL APPLY WITHIN THE #SPECIAL DOWNTOWN BROOKLYN DISTRICT#. THE REGULATIONS OF ALL OTHER CHAPTERS OF THIS RESOLUTION ARE APPLICABLE, EXCEPT AS SUPERSEDED, SUPPLEMENTED OR MODIFIED BY THE PROVISIONS OF THIS CHAPTER. IN THE EVENT OF A CONFLICT BETWEEN THE PROVISIONS OF THIS CHAPTER AND OTHER REGULATIONS OF THIS RESOLUTION, THE PROVISIONS

OF THIS CHAPTER SHALL CONTROL.

WHENEVER A #ZONING LOT# IS DIVIDED BY THE BOUNDARY OF THE #SPECIAL DOWNTOWN BROOKLYN DISTRICT#, THE REQUIREMENTS SET FORTH IN THIS CHAPTER SHALL APPLY, AND SHALL APPLY ONLY TO THAT PORTION OF THE #ZONING LOT# WITHIN THE #SPECIAL DOWNTOWN BROOKLYN DISTRICT#.

HEIGHT AND SET BACK REQUIREMENTS

ARTICLE III (33-25)

MINIMUM REQUIRED SIDE YARDS

C1 C2 C3 C4 C5 C6 C7 C8

SEPARATE #ZONING LOT#.

IN ALL DISTRICTS, AS INDICATED, NO #SIDE YARDS# ARE REQUIRED.
HOWEVER, IF AN OPEN AREA EXTENDING ALONG A #SIDE LOT LINE# IS
PROVIDED AT ANY LEVEL, IT SHALL BE EITHER:

- (A) AT LEAST EIGHT FEET WIDE AT EVERY POINT; OR
- (B) AT LEAST FIVE FEET WIDE AT EVERY POINT, WITH AN AVERAGE WIDTH OF EIGHT FEET, SUCH AVERAGE BEING THE MEAN OF THE WIDTH OF THE OPEN AREA AT ITS NARROWEST POINT AND ITS WIDTH AT ITS WIDEST POINT, PROVIDED THAT:
- (1) SUCH WIDEST POINT SHALL BE ON A #STREET LINE#;
- (2) NO PORTION OF A #BUILDING# SHALL PROJECT BEYOND A STRAIGHT LINE CONNECTING SUCH TWO POINTS; AND
 (3) 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

ARTICLE III(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#.

ARTICLE III (33-303)

FOR ZONING LOTS WITH MULTIPLE REAR LOT LINES

C1 C2 C3 C4 C5 C6 C7 C8

IN ALL DISTRICTS, AS INDICATED, FOR #ZONING LOTS# WITH MULTIPLE #REAR LOT LINES#, IF A #REAR YARD# EXTENDS FROM A #REAR LOT LINE#

AWAY FROM THE #STREET LINE# WHICH IS USED TO DETERMINE SUCH #REAR

LOT LINE#, THE FOLLOWING RULES SHALL APPLY:

(A) 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#.

(33-303A)

(B) NO #REAR YARD# SHALL BE REQUIRED WHERE SUCH #REAR LOT LINE#

COINCIDES WITH A #SIDE LOT LINE# OF AN ADJOINING #ZONING LOT#.

ARTICLE X (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).

ARTICLE X (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

MAXIMUM BASE HEIGHT

DISTRICT

BEYOND 100 FEET

OF A #WIDE STREET#

OF A #WIDE STREET#

C5-4 C6-1 C6-4

125

150

185

210



NYCCT

Project Address:
285 JAY STREET
BROOKLYN NY, 10021

Architect: Name Address Email

Rev.#	Description	Date
01	SUBMISSION 1	9/08/14
02	SUBMISSION 2	9/26/14

ZONING TEXT

Project number 01.02.2014

Date 09.25.14

Drawn by MARIE BARETSKY

Professor Name KING

Z-103

Scale