

Zoning:
Zoning Map – 12D
Zone – C6-4
Residential District Equivalent – R10
Block – 131
Lot – 1
FAR – 10, 33-122
Area – 139,831.4294 Sq. Ft.
Total Allowable Sq. Ft. – 1,398,314.294 Sq. Ft.
Westinghouse Total Sq. Ft. – 109551.675 Sq. Ft.
Other Building Total Sq. Ft. – 99,374.5436 Sq. Ft.
Total Existing Sq. Ft. – 208, 926.2186
Total Available Sq. Ft. – 1,189,388.075 Sq. Ft.

Wide Street – 75' wide or more.

Narrow Street – Less than 75'

Setbacks –

Regular: Jay Street(Wide): 15', Bridge Street(Narrow): 20', Tillary Street(Wide): 15',
Johnson Street(Narrow): 20'

33-432

Special height and set back regulations: Jay Street: 10', Bridge Street: 15',
Tillary Street: 10', Johnson Street: 15'

However, front setback must be a public plaza for the full length to receive these special
regulations. (33-44)

33-442

Sky Exposure Plane –

Regular: 85 feet or 6 stories, which ever is less: Narrow Street: 2.7V to 1H
Wide Street: 5.6V to 1H

33-432

Special height and set back regulations: 85' Narrow Street: 3.7V to 1H
Wide Street: 7.6V to 1H

However, front setback must be a public plaza for the full length to receive these special
regulations. (33-44)

33-442

This is a Special Downtown Brooklyn District.

101-00

Street Tree Planting is not required in Special Downtown Brooklyn District.

33-03

Except where authorized by express provisions of this
Resolution, the maximum #floor area ratio# shall not exceed

the amount set forth in this Section by more than 20 percent.

33-12

In the districts indicated, and in other C1 or C2 Districts when mapped within R9 or R10 Districts, for #zoning lots# containing #community facility uses#, for each square foot of #public plaza# provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility uses# or both #commercial# and #community facility uses#, may be increased by six square feet.

- For every 1 sq ft of plaza we are awarded 6 sq ft.

33-13

For every 1 sq ft of arcade we are awarded 3 sq ft.

33-14

In all #Commercial Districts#, the level of a #yard# or of a #rear yard equivalent# shall not be higher than #curb level#. However, this Section shall not be construed to require that natural grade level be disturbed in order to comply with this requirement. No #building or other structure# shall be erected above ground level in any required #yard# or #rear yard equivalent# except as otherwise provided in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

33-22

Permitted Obstructions in Required Yards or Rear Yard Equivalents

33-23

In all #Commercial Districts#, the width or depth of a #yard# or #rear yard equivalent# shall be measured perpendicular to #lot lines#.

33-24

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 8 feet wide, or a minimum of 5 feet wide at all points with an average width over the span of 8 feet. More details at-

33-25

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).

33-26

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#.

33-261

In the districts indicated, no #rear yard# regulations shall apply to any #through lot#, except as otherwise provided in Section 33-303 (For zoning lots with multiple rear lot lines).

33-281

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 #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#.

33-303

Refer to this section for information on projections into the setbacks for awnings, balconies, etc.

33-42

Front walls and other portions of the building's height begin at curb level.

33-43

In all districts as indicated, if an open area is provided along the full length of the #front lot line# with the

minimum depth set forth in this Section, the provisions of Section 33-43 (Maximum Height of Walls and Required setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in Sections 33-42 (Permitted Obstructions), 33-45 (Tower Regulations) or 85-04 (Modifications of Bulk Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in this Section, and the #sky exposure plane# shall be measured from a point above the #street line#.

If the open area provided under the terms of this Section is a #public plaza#, such open area may be counted for the bonus provided for a #public plaza# in the districts indicated in Section 33-13 (Floor Area Bonus for a Public Plaza).

- We can get the public plaza bonus from this section.

33-44

In the districts indicated, any #buildings# or portions thereof which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 33-454 (Towers on small lots), may penetrate an established #sky exposure plane#.

-More important details are located in this Section.

33-451