

Special Downtown Brooklyn District

enacted July 26 2001 as part of the Zoning Reform Amendment (N000244(B1) ZRY)

Matter in **Graytone** (print) or **Redline** (screen) 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.

* * *

*(NOTE: The contents of Article X, Chapter 4 (Atlantic Avenue District) together with the contents of Article XI, Chapter 5 (Special Fulton Mall District) have been moved to Article X, Chapter 1, with modifications. Modifications are indicated in ~~strikeout~~ and **graytone**.)*

Article X

Special Purpose Districts

Chapter 1

Special Downtown Brooklyn District

101-00

GENERAL PURPOSES

The "Special Downtown Brooklyn District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to strengthen the business core of Downtown Brooklyn by improving the working and living environments;
- (b) to foster development in Downtown Brooklyn and provide direction and incentives for further growth where appropriate;
- (c) to create and provide a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights;
- (d) to encourage the design of new development that is in character with the area;
- (e) to preserve the historic architectural character of development along certain streets and avenues and the pedestrian orientation of ground floor uses, and thus safeguard the vitality of Downtown Brooklyn;
- (f) to improve the quality of new development in Downtown Brooklyn by fostering the provision of specified public amenities in appropriate locations;

- (g) to improve visual amenity by establishing special sign regulations within the Fulton Mall and Atlantic Avenue Subdistricts; and
- (h) to promote the most desirable use of land and building development for Downtown Brooklyn and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

101-01 Definitions

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS), Section 101-302 (Definitions Specific to the Atlantic Avenue Subdistrict), or in this Section.

Development or to develop

For purposes of this Chapter, a "development" includes the construction of a new #building or other structure# on a #zoning lot#, the relocation of an existing #building# on another #zoning lot#, the #use# of a tract of land for a new #use#, an #enlargement# or an #extension#.

To "develop" is to create a #development#.

(This definition was modified and moved from Section 115-01 (Definitions) within the former Special Fulton Mall District.)

101-02 General Provisions

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations and changes of #use# 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 District. *(This paragraph moved from Section 115-02)*

101-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Downtown Brooklyn District# Plan.

The District Plan includes the following six maps:

Map 1 Special Downtown Brooklyn District and Subdistricts

- Map 2 Ground Floor Retail Frontage
- Map 3 Street Wall Continuity
- Map 4 Curb Cut Restrictions
- Map 5 Street Tree Planting
- Map 6 Schermerhorn Street Height Limitation Area

The maps are located within Appendix E (Special Downtown Brooklyn District Maps) of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

101-04 Subdistricts

In order to carry out the provisions of this Chapter, two subdistricts are established within the #Special Downtown Brooklyn District#. In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Downtown Brooklyn District#. The subdistricts are outlined on Map 1 (Special Downtown Brooklyn District and Subdistricts) in Appendix E. Special regulations set forth in Sections 101-20 through 101-252, inclusive, shall apply to the Fulton Mall Subdistrict. Special regulations set forth in Sections 101-30 through 101-36, and Appendices A, B, C, D, inclusive, shall apply to the Atlantic Avenue Subdistrict. The subdistricts are also subject to all other regulations of the #Special Downtown Brooklyn District# and the underlying districts except as otherwise specified in the subdistrict regulations.

101-10 SPECIAL USE, FRONTAGE AND FENESTRATION REGULATIONS

Map 2 in Appendix E of this Chapter specifies locations where the special ground floor #use#, frontage and fenestration regulations of this Section apply:

#Uses# located on the ground floor level or within five feet of #curb level# shall be limited to #commercial uses# listed in Use Groups 5, 6A, 6C, 6D, 7A, 7B, 8A, 8B, 8D, 9, 10, 11, 12A, 12B and 12C, where such #uses# are permitted by the underlying district or by the special regulations of Section 101-21 (Special Use Regulations for the Fulton Mall Subdistrict), inclusive, or by the special #use# regulations of Section 101-31, inclusive, of the Atlantic Avenue Subdistrict. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space or entrance space.

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a building entrance recess exceed, in total, 30 feet or 50 percent of the building's total #street# frontage, whichever is less.

For any new #development# or #enlargement# not within the Fulton Mall Subdistrict or within the Atlantic Avenue Subdistrict, each ground floor #street wall# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk.

101-11
 Special Provisions for Urban Plazas in C6-1 and C6-2 Districts

No #urban plaza# shall front upon any #street# where #street wall# continuity is required as shown on Map 3 in Appendix E of this Chapter, nor shall any #urban plaza# be permitted within Area B of the Schermerhorn Street Height Limitation Area.

101-12
 Special Floor Area and Lot Coverage Regulations in C6-1 Districts

In C6-1 Districts, the #floor area ratio# and #open space ratio# provisions applicable to #residential buildings# and #residential# portions of #mixed buildings# pursuant to Sections 23-142, 23-143 and 23-144 shall not apply. In lieu thereof, the maximum #floor area ratio# for #residential buildings# or #residential# portions of #mixed buildings# shall be 3.44, except that for #non-profit residences for the elderly# the maximum #floor area ratio# shall be 5.01. The maximum #lot coverage# for #residential buildings# or #residential# portions of #mixed buildings# shall be 65 percent for #interior lots#, except that for #non-profit residences for the elderly# the maximum #lot coverage# for #interior lots# shall be 70 percent. For all #residential buildings# or #residential# portions of mixed buildings, the maximum #lot coverage# for #corner lots# shall be 80 percent. For #buildings developed# or #enlarged# pursuant to the Quality Housing Program, the underlying #floor area ratio# and #lot coverage# regulations shall apply.

101-13
 Special Height and Setback Regulations in C5-4, C6-1 and C6-4 Districts

Except for #buildings developed# or #enlarged# pursuant to the Quality Housing Program, in C5-4, C6-1 and C6-4 Districts, except C6-1A Districts, the underlying height and setback regulations shall not apply, In lieu thereof, the height and setback regulations of this Section 101-13, inclusive, shall apply to all #developments# and #enlargements#. For the purposes of applying such height and setback regulations, the maximum base heights and maximum building heights listed in the table in this Section shall apply to all such #developments# and #enlargements#. The minimum base heights listed in the table shall apply to all #residential buildings# or to the #residential# portion of #mixed buildings#, and to #street walls# of all #buildings# in such districts located along #streets# where #street wall# continuity is required pursuant to Section 101-15.

HEIGHT AND SETBACK REGULATIONS IN C5-4, C6-1 AND C6-4 DISTRICTS

| District | Minimum Base Height | | 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# | Beyond 100 feet of a #wide street# | Within 100 feet of a #wide street# |
| C6-1 | 60 | 60 | 125 | 150 | 185 | 210 |
| C5-4 C6-4 | 60 | 125 | 125 | 150 | 185 | 210 |

101-131

Height and setback regulations for residential buildings

A #residential building# or the #residential# portion of a #mixed building# shall not exceed the applicable maximum building height listed in the table in Section 101-13. Furthermore, setbacks are required for any portion of a #building# that exceeds the applicable maximum base height listed in such table. Such portions of #buildings# facing a #wide street# shall have a setback with a depth of at least 10 feet, and such portions of #buildings# facing a #narrow street# shall have a setback with a depth of at least 15 feet. All such setbacks shall be provided at any level between the applicable minimum and maximum base heights listed in the table, and the depth of such setbacks shall be measured from the #street wall# of the #building#. However, the depth of such #narrow street# setback may be reduced to ten feet if no portion of such #building# is closer to the #street line# than five feet. The depth of all required setbacks may include the depth of recesses in the #street wall# of the building base provided the aggregate width of such recesses does not exceed 30 percent of the width of the #street wall# at any level.

Setbacks shall not be required for any #street wall# that is located beyond 50 feet of a #street line#, or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the applicable minimum base height specified in this Section may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Section.

Where street wall continuity is required as shown on Map 3 in Appendix E of this Chapter, the #street wall# of the #building# shall be located along such #street line# and extend to the applicable minimum base height listed in the table in Section 101-13 in accordance with the provisions of Section 101-15 (Special Street Wall Location Provisions).

Except in the Schermerhorn Street Height Limitation Area, the tower provisions of Section 101-133 may apply, as an option, to #residential buildings# in C6-1, C5-4 and C6-4 Districts.

101-132

Height and setback regulations for non-residential buildings

The maximum height of a front wall or any other portion of a #building or other structure# within 10 feet of a #wide street line# or within 15 feet of a #narrow street line# shall not exceed the applicable maximum base height listed in the table in Section 101-13. Beyond 10 feet of a #wide street line# or 15 feet of a #narrow street line#, a #building or other structure# shall not exceed the applicable maximum building height listed in the table, unless such #building# is #developed# or #enlarged# in accordance with Section 101-133 (Tower regulations).

Where street wall continuity is required as shown on Map 3 in Appendix E of this Chapter, the #street wall# of the #building# shall be located along such #street line# and extend to the applicable minimum base height listed in the table in Section 101-13 in accordance with the provisions of Section 101-15 (Special Street Wall Location Provisions).

101-133
Tower regulations

Except in the Schermerhorn Street Height Limitation Area, a #building# may exceed the maximum building height listed in the table in Section 101-13 provided such #building# is #developed# or #enlarged# in accordance with the provisions of this Section. Any portion of such new or #enlarged building# that exceeds a maximum base height of 85 feet shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#. Above a height of 150 feet, every level of every #building# on the #zoning lot# shall, in the aggregate, occupy not more than 40 percent of the #lot area# of the #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the following table:

LOT COVERAGE OF TOWERS ON SMALL ZONING LOTS

| Area of #Zoning Lot# (in square feet) | Maximum Percentage of #Lot Coverage# |
|--|---|
| 10,500 or less | 50 |
| 10,501 to 11,500 | 49 |
| 11,501 to 12,500 | 48 |
| 12,501 to 13,500 | 47 |
| 13,501 to 14,500 | 46 |
| 14,501 to 15,500 | 45 |
| 15,501 to 16,500 | 44 |
| 16,501 to 17,500 | 43 |
| 17,501 to 18,500 | 42 |
| 18,501 to 19,999 | 41 |

For #buildings# containing more than 15,000 square feet of #commercial# or #community facility floor area# at any level above a height of 150 feet, the aggregate area of each such level located within 40 feet of a #wide street# shall not exceed 1,600 square feet and the aggregate area of each such level located within 50 feet of a #narrow street# shall not exceed 1,875 square feet. If the #building# complies with the #lot coverage# limitations of this Section at every level, the #building# may occupy any portion of the #zoning lot# beyond 20 feet of a #narrow street line# or beyond 15 feet of a #wide street line#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 2,250 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 2,000 square feet.

Where street wall continuity is required as shown on Map 3 in Appendix E of this Chapter, the #street wall# of the #building# shall be located along such #street line# and extend to the applicable minimum base height listed in the table in Section 101-13 in accordance with the provisions of Section 101-15 (Special Street Wall Location Provisions).

In C6-1 Districts, the maximum height of a #building or other structure developed# or #enlarged# pursuant to this Section shall be 495 feet. No height limit shall apply within a C5-4 or C6-4 District.

101-134

Special provisions for Schermerhorn Street Height Limitation Area

Within the Schermerhorn Street Height Limitation Area, as shown on Map 6 in Appendix E of this Chapter, the tower provisions of Section 101-133 shall not apply. Furthermore, within Area A, no portion of a #building or other structure# shall exceed a height of 210 feet, and within Area B no portion of a #building or other structure# shall exceed a height of 140 feet.

101-14

Permitted Obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to any #building developed# or #enlarged# within the #Special Downtown Brooklyn District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical #accessory# equipment (including enclosures) may penetrate a maximum height limit provided the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage, or, the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building# and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

101-15

Special Street Wall Location Provisions

Map 3 in Appendix E of this Chapter specifies locations where the following special #street wall# location and setback regulations apply:

All #developments# or #enlargements# within the Fulton Mall Subdistrict shall comply with the provisions of Section 101-231 (Mandatory street walls).

All #developments# or #enlargements# within the Atlantic Avenue Subdistrict shall comply with the provisions of Section 101-331 (Height and setback).

For all #developments# or #enlargements# fronting on all other #streets# shown on Map 3, and on all other #streets# within 50 feet of their intersection with such #streets#, the #street wall# of

any #development# or #enlargement# shall extend along the entire #street# frontage of a #zoning lot#, except that this provision need not apply within eight feet of the intersection of two #street lines#. At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and, in C5-4, C6-1 and C6-4 Districts, extend to at least the applicable minimum base height listed in the table in Section 101-13 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#.

101-16

Off-street Parking and Off-street Loading Regulations

Along the #streets# specified on Map 4 in Appendix E of this Chapter, no curb cuts for parking facilities or loading berths shall be permitted.

However, the City Planning Commission may, by authorization, permit a curb cut, on a #street# specified on Map 4 in Appendix E, for parking facilities and loading berths on a #zoning lot# that does not have access or egress on another #street#, provided that such curb cut will not unduly inhibit surface traffic or result in conflict between pedestrian and vehicular circulation, and will result in a good overall site plan.

101-17

Street Tree Planting Regulations

Map 5 in Appendix E of this Chapter specifies #streets# where the tree planting requirements of this Section shall apply:

All new #development# located on the #streets# specified on Map 5 in Appendix E shall provide and maintain trees of not less than four-inch caliper, at the time of planting ~~on sidewalks~~, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#.

These trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings, ~~except where the Commissioner of Transportation determines that such tree planting would be infeasible~~. These trees shall be provided with metal guards in accordance with Department of Transportation guidelines. *(This section was moved from Section 104-065 within the former Special Atlantic Avenue District.)*

~~ARTICLE XI~~

~~SPECIAL PURPOSE DISTRICTS~~

~~Chapter 5~~

~~Special Fulton Mall District (Delete entire Chapter)~~

101-20

FULTON MALL SUBDISTRICT

(Paragraphs (d), (e) and (g) of Section 115-00 (General Purposes); within the former Special Fulton Mall District have been moved to Section 101-00 (General Purposes) within the Special Downtown Brooklyn District.)

~~115-00~~ 101-201

~~GENERAL PURPOSES~~ General purposes of the Fulton Mall Subdistrict

The "~~Special Fulton Mall District~~" established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals of the Fulton Mall Subdistrict include, among others, the following purposes:

- (a) to foster and promote the orderly expansion of retail development so that Downtown Brooklyn will enhance its position as a major regional shopping center, provide an increasing number of employment opportunities and encourage the development of a desirable shopping and working environment;
- (b) to complement public improvements in the area implemented either directly or indirectly by the City of New York by encouraging private investment in signs, facades, and new development that will enhance the visual appearance and character of structures in the vicinity of Fulton Mall;
- (c) to create an attractive shopping environment in the vicinity of the Fulton Mall, the construction of which will implement a plan for improved pedestrian and vehicular circulation; and
- ~~(d) to improve visual amenity by establishing special sign regulations;~~
- ~~(e) to encourage the design of new development that is in character with the area;~~
- (fd) to encourage a desirable urban design relationship between each building and the Fulton Mall; and.
- ~~(g) to promote the most desirable use of land in accordance with a Mall plan and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenue.~~

~~115-01~~

Definitions

For purposes of this Chapter matter in italics is defined in Section 12-10 (Definitions) or in Section ~~115-01~~ (Definitions):

Special Fulton Mall District
(repeated from Section ~~12-10~~)

The "~~Special Fulton Mall District~~" is a Special Purpose District designated by the letters "FM" in which regulations set forth in Article XI, Chapter 5, apply to all ~~#zoning lots#~~. The ~~#Special~~

Fulton Mall District# appears on the #zoning maps# superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.

(The following definition has been modified and parts moved to Sections 101-01 (Definitions) and other applicable Sections: 101-02, 101-202, 101-22, 101-229, and 101-24.)

Development or to develop

For purposes of this Chapter, a "development" includes the construction of a new #building or other structure# on a #zoning lot# or #lots#, the relocation of an existing #building# on another #zoning lot#, the #use# of a tract of land for a new #use#, and #enlargement#, or an #extension#. A change of #use# in an existing #building# to another #use# listed in the same or another Use Group shall be considered a #development# as to the portion being changed and only for purposes of Section 115-03 (Special Use Regulations), Section 115-04 (Special Sign Regulations), and Section 115-091 (Special provisions for storefronts). In addition,

- (a) — for the purposes of Section 115-04 (Special Sign Regulations), the term "development" shall include any erection of a new #sign# or alteration (including a change in graphic representation on an existing #sign#); or reconstruction, or replacement of an existing #sign#; and
- (b) — for the purposes of Section 115-09 (Special Provisions Concerning Building Facades), the term "development" shall include any alteration to or reconstruction of the facade of an existing #building# but only to the extent of such work.

For purposes of this Chapter, Section 52-80 (REGULATIONS APPLYING TO NON-CONFORMING SIGNS) is hereby made inapplicable. #Non-conforming signs# shall be terminated on or before June 30, 1980 as provided in Section 115-0411 (Termination of certain non-conforming signs):

To "develop" is to create a #development#.

115-02 101-202

General provisions for the Fulton Mall Subdistrict

(The following paragraphs have been modified and moved to Section 101-02.)

Except as modified by the express provisions of this Chapter the regulations of the underlying zoning districts remain in effect:

Where a #development# occurs on a #zoning lot# or portion thereof which is located within both the #Special Brooklyn Center Development District# and the #Special Fulton Mall District# the #sign# regulations of both special districts shall apply, provided that where there is inconsistency between applicable #sign# provisions of the Special Districts, the regulations of the #Special Fulton Mall District# shall apply; in all other instances where there is inconsistency between applicable provisions of the special Districts, the regulations of the #Special Brooklyn Center Development District# shall govern.

Whenever a #zoning lot# is divided by the boundary of the Special District the requirements set forth in this Chapter shall apply, and shall apply only to that portion of the #zoning lot# within the Special District.

Within the Fulton Mall Subdistrict, any change of #use# to another #use# listed in the same or another Use Group shall be subject to the special #use# regulations of Section 101-21, inclusive, the special #sign# regulations of Section 101-22, inclusive, and the special storefront provisions of Section 101-241. *(This paragraph has been moved from Section 115-01.)*

On application, the City Planning Commission may authorize minor modifications of the regulations of ~~this Chapter~~ Sections 101-22, inclusive, and 101-24, inclusive, governing #signs# and facades **within the Fulton Mall Subdistrict**, upon the Commission's finding that the proposed modifications are in conformity with the principles of good design and are not inconsistent with the purposes of this Chapter.

~~115-03~~ 101-21

Special Use Regulations **for the Fulton Mall Subdistrict**

~~115-031~~ 101-210

Ground floor use restriction

#Uses# on the ground floor or on a floor within 5 **five** feet of #curb level#, shall be limited to certain #commercial uses# listed in Section ~~115-032~~ 101-211 (Use Group FM), except that lobby space and entrances to lobby space are permitted subject to the terms and conditions set forth in Section ~~115-033~~ 101-212 (Restriction on frontage and location). Any regulations in this Resolution to the contrary notwithstanding, all of the #uses# set forth in Section ~~115-032~~ 101-211 shall be permitted within the ~~#Special Fulton Mall District#~~ **Subdistrict**.

~~115-032~~ 101-211

Use Group FM

Use Group FM comprises a group of commercial establishments selected to promote and strengthen the retail and commercial character of the ~~#Special Fulton Mall District#~~ **Subdistrict**.

* * *

~~115-033~~ 101-212

Restrictions on ~~f~~Frontage and ~~l~~ocation

No bank; ~~or off-track betting establishment, lobby or entrance to a lobby~~ shall occupy more than 30 linear feet of frontage at the ground floor of any #development# along the #street line# of Fulton Street. *(Lobby rule has been moved to Section 101-10.)*

Any establishment which fronts on the #street line# of Fulton Street for a distance greater than 15 feet shall provide an entrance on Fulton Street.

101-22

Special Sign Regulations for the Fulton Mall Subdistrict

Any erection of a new #sign#, or alteration (including a change in graphic representation on an existing #sign#), reconstruction or replacement of an existing #sign# shall be subject to the special #sign# regulations of this Section, inclusive. *(This section moved from Section 115-01(a))*

~~115-041~~ 101-221

Area of permitted signs

All permitted #signs# in the ~~Special District~~ **Fulton Mall Subdistrict** shall be subject to the ~~restrictions on surface area as set forth in this Section~~ applicable provisions of Section 32-64 (Surface Area and Illumination Provisions), Section 101-222 and this Section.

(The following paragraphs duplicate the underlying regulations and can be deleted here.)

For the purpose of determining permitted #surface area# of #signs# for #zoning lots# occupied by more than one establishment, any portion of such #zoning lot# occupied by a #building# or a part of a #building# accommodating one or more establishments on the ground floor may be considered as a separate #zoning lot#.

Except as further restricted by Section 115-044, (Signs located above the sign band), the total #surface area# of #illuminated signs# on a #zoning lot# shall not exceed 5 times the #street# frontage (in feet) of the #zoning lot# and in no event shall exceed 500 square feet for #interior lots# or #through lots#, or 500 square feet on each frontage for #corner lots#.

For purposes of this Chapter, Section 32-64 (Surface Area and Illumination Provisions) is hereby made applicable.

101-222

Sign band

(a) Sign located within the sign band

* * *

~~115-043~~

* * *

(b) Signs located below the sign ~~board~~ **band**

* * *

115-044

* * *

(c) Signs located above the sign band

#Signs accessory# to commercial establishments which occupy space above the ground floor of a #building# may be located between ~~15~~20 feet, 0 inches and 40 feet, 0 inches above #curb level#.

* * *

~~115-045~~ 101-223

Special sign content regulations

* * *

~~115-046~~ 101-224

Permitted projection of signs

* * *

~~115-047~~ 101-225

Sign illuminations

#Signs# may be illuminated by either:

- (a) internal illumination; or
- (b) an external source that shall be so arranged that it projects no more than 12 inches from the #sign# it illuminates, and so that no direct rays of light are projected into adjoining #buildings# or the #street#. No #flashing signs# are permitted, nor are flashing or rotating light sources except #illuminated signs# which indicate the time, temperature, weather, or other similar information, ~~as defined under~~ pursuant to the definition of #"Ssign, flashing"# in Section 12-10 (~~DEFINITIONS~~).

~~115-048~~ 101-226

Temporary signs

* * *

~~115-049~~ 101-227

Removal of existing signs with change of use

* * *

~~115-0410~~ 101-228

"For sale" or "for rent" signs

* * *

~~115-0411~~ 101-229

Termination of certain non-conforming signs

In the ~~#Special Fulton Mall District#~~ **Subdistrict, Section 52-80 (REGULATIONS APPLYING TO NON-CONFORMING SIGNS)** shall not apply. In lieu thereof, certain ~~#non-conforming signs#~~ may be continued until June 30, 1980, providing that after that date such ~~#non-conforming signs#~~ shall terminate and shall be removed in their entirety including any supporting structure, frame or device. Such ~~#signs#~~ shall include: *(New language in this section was moved from Section 115-01.)*

* * *

~~115-06~~ 101-23

Special Bulk Regulations

~~115-061~~ 101-231

Mandatory street wall

The ~~#street wall#~~ of any ~~#development#~~ within the ~~Special District~~ **Fulton Mall Subdistrict** shall be coincident with the ~~#street line#~~, shall extend along the full length of the ~~#street line#~~ for that portion of the ~~#development#~~ within the ~~Special District~~ **Fulton Mall Subdistrict**, and shall be constructed to a minimum ~~base~~ height of ~~15~~ **60** feet above ~~#curb level#~~ **or the height of the #building#, whichever is less**, and a maximum base height of 85 feet. For portions of ~~#buildings#~~ that exceed a height of 85 feet, a setback is required with a minimum depth of 10 feet from any ~~#street wall#~~ fronting on a ~~#wide street#~~, and a minimum depth of 15 feet from any ~~#street wall#~~ fronting on a ~~#narrow street#~~. Such required setback shall be provided at a height not lower than **60 feet**. ~~No setback in the #street wall# shall be permitted below a height of 85 feet above #curb level# for any #community facility# or #commercial use#.~~ Recesses are permitted within the ~~#street wall#~~ at the ground floor, provided the recess area shall not exceed in aggregate more than 50 percent of such ~~#street wall#~~. Recesses are permitted within the ~~#street wall#~~ at the second floor in combination with the ground floor provided the recess area shall not exceed in aggregate more than 25 percent of such ~~#street wall#~~.

(Sections 115-07, 115-071 and 115-072, concerning off-street parking and loading, have been slightly modified and renumbered 101-25, 101-251 and 101-252, respectively.)

~~115-08~~ 101-232

Continuity of Street Wall

No ~~#arcade#~~ or any portion thereof shall be permitted within the ~~#Special Fulton Mall District#~~. ~~#Residential plazas#~~ or ~~#urban #Urban~~ **plazas#** are permitted within the ~~Special District~~ **Fulton Mall Subdistrict** provided that no portion of such ~~#residential plaza#~~ or ~~#urban plaza#~~ is located within 50 feet of the ~~#street line#~~ of Fulton Street.

~~115-09~~ 101-24

Special Regulations Concerning Building Facades

Any alteration to, or reconstruction of, the facade of an existing #building# shall be subject to the regulations of this Section, inclusive, but only to the extent of such work. (This section was moved from Section 115-01(b).)

~~115-091~~ 101-241

Special provisions for storefronts

A minimum of 50 percent of the storefront area of each establishment within the ~~District~~ **Fulton Mall Subdistrict** shall be glazed with transparent materials, and may include #show windows#, glazed transoms or glazed portions of doors.

* * *

Except as defined in Section ~~115-046~~ 101-224 (Permitted projection of signs), no portion of any #building# (including security doors, shutters, gates or grilles) shall project beyond the #street line# or a #zoning lot#.

~~115-092~~ 101-242

Special provisions for building facades above the ground floor

* * *

~~115-07~~ 101-25

Modification of Accessory Off-street Parking and Loading Requirements

~~115-071~~ 101-251

Restricted access and prohibition on curb cuts

In no case shall vehicular access and egress for #accessory# off-street parking, public parking facilities, permitted or required #accessory# off-street loading berths or the service entrance to a #building# be located within 50 feet of Fulton Street or DeKalb Avenue within the ~~Special District~~ **Fulton Mall Subdistrict**. No curb cuts are permitted within the ~~Special District~~ **Subdistrict** within 50 feet of Fulton Street or DeKalb Avenue.

~~115-072~~ 101-252

Waiver of off-street parking and loading requirements

The Commissioner of Buildings may waive any requirement in this ~~Resolution~~ **Chapter** that #accessory# off-street parking or loading berths be provided where ~~he~~ **the Commissioner** finds that the required parking or loading cannot be provided consistent with Section ~~115-071~~ 101-251.

115-10

~~NOTIFICATION OF THE FULTON MALL IMPROVEMENT ASSOCIATION~~

At least 15 days prior to application to the Department of Buildings for a permit for any #development#, the applicant shall submit the plans included within such application to the

Fulton Mall Improvement Association (established pursuant to Chapter 911 of the Laws of New York State of 1976), which may comment on such plans to the Brooklyn Borough Superintendent of the Department of Buildings.

~~115-11~~

~~Special Floor Area Regulations~~

~~For any #development# on a #zoning lot# located within the Special District, the #floor area ratio# shall be increased above the basic maximum #floor area ratio# only where a developer provides:~~

~~(a) — bonusable amenities not specifically prohibited by Section 115-08; or~~

~~(b) — a contribution to the Fulton Mall District Fund in accordance with the provisions of Section 115-13.~~

~~— Such contribution to the Fund shall be made at the time of filing for a building permit with the Department of Buildings. For any #building# containing #residential uses# within an R10 equivalent #Commercial District#, any reduction in the #lot area per room# requirement shall not exceed 17 percent, as set forth in Section 23-22.~~

~~In no case shall the #floor area ratio# exceed the amount set forth in Section 33-12 (Maximum Floor Area Ratio).~~

~~The amount of bonus #floor area# awarded on account of fund contribution shall be computed in accordance with Section 115-13 (Fund Contribution).~~

~~115-12~~

~~Fulton Mall District Fund~~

~~The Chairperson of the City Planning Commission and the Comptroller shall establish a Fulton Mall District Fund.~~

~~Expenditure from the Fund shall be determined by the Chairperson of the City Planning Commission after consultation with the Fulton Mall District Fund Council established herein. Contributions pursuant to Section 115-13 shall be deposited in the Fund, and monies within the Fund shall be expended solely on capital improvements or maintenance on or benefiting the Fulton Mall. The Chairperson of the City Planning Commission may designate the Fulton Mall Improvements Association, Inc. as agent to carry out such capital improvements or maintenance.~~

~~A Fulton Mall District Fund Council is established which shall consist of the following:~~

~~Ex Officio~~

~~— the Chairperson of the City Planning Commission;~~

~~— the Comptroller;~~

~~the Borough President of Brooklyn;~~

Appointed by the Mayor

~~the designee of the Fulton Mall Improvement Association, Inc.;~~

~~The President of the Downtown Brooklyn Development Association;~~

~~the Director of the Mayor's Office of Development or his/her designee.~~

~~115-13~~

~~Fund Contribution~~

~~The Fund Contribution, if tendered prior to December 31, 1980, shall be at the rate of \$4.00 per square foot of bonus #floor area# credited pursuant to Section 115-11 (Special Floor Area Regulations). On or as of January 1, 1981 and at five year intervals thereafter the City Planning Commission with the approval of the Board of Estimate shall establish the monetary rate at which bonus #floor area# shall be credited to a #development# for the next five year period.~~

~~Chapter 4~~

~~Special Atlantic Avenue District (*Delete entire Chapter*)~~

~~101-30~~

~~ATLANTIC AVENUE SUBDISTRICT~~

~~104-00 101-301~~

~~GENERAL PURPOSES~~

~~The "Special Atlantic Avenue District", established in this Resolution, is designed to promote and protect public health, safety, welfare and amenity. These general goals of the Atlantic Avenue Subdistrict include among others, the following purposes:~~

- ~~(a) to protect the existing scale and form of development on Atlantic Avenue, characterized by three- and four-story attached buildings with shops, built in the 19th century;~~
- ~~(b) to preserve and enhance street life by maintaining a mix of residential and commercial uses, encouraging a variety of retail and service uses while limiting automotive service uses; and~~
- ~~(c) to protect desirable architectural features of certain buildings by establishing design guidelines for renovation or alteration; .~~

~~(Paragraphs (d), (e) and (f) are moved into Special Downtown Brooklyn District, Section 101-00 (General Purposes).~~

~~(d) to encourage design of new development which is in character with the area;~~

- (e) ~~to improve visual amenity by establishing special sign regulations; and~~
- (f) ~~to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby to protect the City's tax revenues .~~

~~104-01~~ 101-302

Definitions **specific to the Atlantic Avenue Subdistrict**

For purposes of Sections 101-30 through 101-36, inclusive, concerning the Atlantic Avenue Subdistrict, matter in italics is defined in Sections 12-10 or 101-01 (DEFINITIONS), or in this Section.

~~Special Atlantic Avenue District~~
(repeated from Section 12-10)

~~The "Special Atlantic Avenue District" is a Special Purpose District designated by the letters "AA" in which regulations set forth in Article X, Chapter 4, apply to all #zoning lots#. The #Special Atlantic Avenue District# appears on the #zoning maps# superimposed on other districts, and its regulations supplement and modify those of the districts on which it is superimposed.~~

Specified building type

Any #building# within the ~~Special District~~ **Atlantic Avenue Subdistrict** erected prior to 1900 and ~~which~~ **that** has:

* * *

A list of the #buildings# within the ~~Special District~~ **Atlantic Avenue Subdistrict** ~~which~~ **that** conform to the definition of #specified building type# appears in Appendix A **of this Chapter**.
Specified storefront type

Any storefront which is part of a #building# of the #specified building type# ~~and~~ ~~which~~ **that** has:

* * *

A list of #buildings# within the ~~Special District~~ **Atlantic Avenue Subdistrict** having storefronts ~~which~~ **that** conform to the definition of #specified storefront type# appears in Appendix B **of this Chapter**.

~~104-02~~ 101-303

General **p**rovisions **for the Atlantic Avenue Subdistrict**

~~Except as modified by the express provisions of this Chapter, the regulations of the underlying districts remain in effect.~~

~~104-021~~

Action by the Board of Estimate

~~The resolution of approval by the City Planning Commission, together with a copy of the application for a special permit, shall be filed with the Secretary of the Board of Estimate, and the Board of Estimate shall act upon such resolution in accordance with the provisions of Section 200 of the New York City Charter.~~

~~104-022~~

~~Requirements for applications~~

~~Within the Atlantic Avenue Subdistrict, a~~An application to the City Planning Commission for the grant of a special permit ~~or authorization~~ under the provisions of ~~this Chapter Sections 101-311 (Restricted and special permit uses) or 101-352 (Accessory off-street loading)~~, shall include a site plan showing the location and proposed #use# of all #buildings or other structures# on the site;, the location of all vehicular entrances and exits and off-street parking spaces;, and such other information as may be required by the Commission.

~~104-023~~

~~Relationship to public improvement projects~~

~~In all cases, the City Planning Commission shall deny a special permit application whenever the #development# will interfere with a public improvement project (including highways, public buildings or facilities, redevelopment of renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the Board of Estimate, the City Planning Commission, or the Site Selection Board as determined from the calendar of each such agency issued prior to the date of the public hearing on the application for a special permit.~~

~~104-03~~ 101-31

Special Use Provisions ~~for the Atlantic Avenue Subdistrict~~

In order to preserve the commercial character of the area, certain #use# regulations of the underlying districts are modified as set forth in this Section.

~~104-031~~ 101-311

Restricted ~~and special permit~~ uses

~~The following #uses# are not permitted within the Special District:~~

- (a) Automotive service stations ~~are not permitted within the Atlantic Avenue Subdistrict.~~
- (b) Automotive service establishments in Use Groups 7D, 8C and 12D, including #public parking garages# or #public parking lots#. ~~However, t~~The City Planning Commission after public notice and hearing and subject to action by the Board of Estimate may grant a special permit for #public parking garages# or #public parking lots# with a capacity of not more than 100 spaces, provided that the regulations set forth in Sections 36-53 (Location of Access to the Street), Section 36-55 (Surfacing) and Section 104-073 (Screening) are met and that no roof parking is permitted. The Commission may permit floor space on one or more #stories#, and up to a height of 23 feet above #curb level#, to be exempted from the definition of #floor area# set forth in Section 12-10

(DEFINITIONS). As a condition of permitting such #use#, the Commission shall make the following findings:

- (a)(1) ~~that~~ such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas;
- (b)(2) ~~that~~ such #use# has adequate reservoir space at the vehicular entrance to accommodate a minimum of 10 automobiles or 20 percent of the spaces so provided, whichever amount is less; and
- (c)(3) ~~That~~, where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

~~104-032~~ 101-312

~~Restrictions on~~ Requirements for frontage, and location and commercial floor area

The following additional requirements shall apply to areas subject to the special ground floor #use# provisions of Section 101-10:

- (a) No bank, loan office, business or professional office, or individual #use# in Use Groups 9, ~~and it~~ shall occupy more than 50 feet of linear frontage on Atlantic Avenue.
- (b) Moving and storage #uses# in Use Group 7 are permitted on the ground floor of a #building# only if such #use# is located at least 50 feet from the front wall of the #building# in which the #use# is located.

~~104-033~~

~~Minimum commercial requirement~~

- (c) Any new #development# or #enlargement# on a #zoning lot# of 3,500 square feet or more shall have a minimum of 50 percent of the ground #floor area# of the #building# devoted to permitted #commercial uses# in Use Groups 6, 7, or 9 ~~or 10~~.

This requirement shall not apply to any new #development# or #enlargement# occupied entirely by #community facility uses#.

101-313

Location within buildings

In any #development# or #enlargement# within the Atlantic Avenue Subdistrict, the provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) restricting the location of non-#residential uses# listed in Use Groups 6, 7, 8, 9 or 14 to below the level of the first #story# ceiling in any #building# occupied on one of its upper stories by #residential# or #community facility uses#, shall not apply. In lieu thereof, such non-#residential uses# shall not be located above the level of the second #story# ceiling.

~~104-04~~ 101-32
Sign Regulations

In order to enhance the visual quality of the ~~Special District~~ Atlantic Avenue Subdistrict, the following additional regulations shall apply to all #signs# within the ~~Special District~~ Subdistrict.

~~104-041~~ 101-321
Total surface area of signs

The total #surface area# and number of all permitted #signs#, including non-#illuminated# and #illuminated signs#, shall not exceed the limitations set forth for non-#illuminated signs# in Section ~~104-042~~ 101-322 (Area of non-illuminated signs).

~~104-042~~ 101-322
Area of non-illuminated signs

* * *

~~104-043~~ 101-323
Area of illuminated signs

* * *

~~104-044~~ 101-324
Permanent window graphics

* * *

~~104-045~~ 101-325
Location of signs

* * *

~~104-046~~ 101-326
Sign materials and colors

* * *

~~104-05~~ 101-33
Modification of Bulk Regulations

~~104-051~~
Floor area and lot coverage regulations

For any #development# or #enlargement# within the Special District, the maximum permitted #floor area ratio# for a #residential#, #commercial# or #community facility building# or portions of a #mixed building# devoted to such #uses# shall not exceed the following:

| #Use# | #Floor Area Ratio# |
|--|--------------------|
| #Commercial building# or #commercial# portion of a #mixed building# | 2.00 |
| #Community facility building# or #community facility# portion of a #mixed building#: | 4.80 |
| #Residential building# or #residential# portion of a #mixed building#: | |
| —R6 or equivalent #Commercial District# | 2.43 |
| —R7 or equivalent #Commercial District# | 3.44 |

The maximum #floor area# in a #mixed building# shall be the maximum #floor area# permitted for either the #commercial# portion of such #building# or the #community facility# portion of such #building# or the #residential# portion of such #building# as set forth in this Section, whichever permits the greatest amount of #floor area#.

Any #development# or #enlargement# containing #residential uses#, shall provide a minimum of 33 percent of the #lot area# of the #zoning lot# as usable, landscaped #open space# for the use of the #residential# tenants. The #residential# portion of the #building# may occupy the remaining portion of the #zoning lot#, subject to the regulation of Section 24-30 (YARD REGULATIONS) and Section 33-20 (YARD REGULATIONS). The #open space# shall be located either at the ground level or on the roof of the non-#residential# portion of the #development#, it shall include sitting areas and areas suitably surfaced for walking and recreational activities. When mechanical equipment is located at the same elevation as the #open space#, all such mechanical equipment and emissions and noise, therefrom, shall be screened and buffered with no intake or exhaust facing directly into the #open space#.

104-052 101-331

Height and setback

The front wall of any new #development# within the Special District shall:

- (a) be coincident with the #street line# for a minimum height above #curb level# of 16 feet and a maximum height above #curb level# of:
 - (1) 50 feet if the #development# is located in an R6 or C2-3 District; and
 - (2) 60 feet if the #development# is located in a C6-1 District.
- (b) have a minimum setback of 20 feet above the maximum height set forth in paragraph (a) of this Section. At this setback distance, the height of the wall shall be governed by the height and setback regulations of the underlying districts.

The underlying height and setback regulations shall apply, except that the front wall of any #development# or #enlargement# shall be coincident with the #street line# for a minimum height above #curb level# of 16 feet and, in a C2-4 District mapped within an R6A District, a maximum height above #curb level# of 50 feet or, in a C2-4 District mapped within an R7A District, a maximum height above #curb level# of 60 feet.

~~104-06~~ 101-34
Special Provisions

~~104-061~~ 101-341
Special provisions for certain existing buildings

Any alteration, #incidental alteration# or minor work (including any change in, addition to or removal from the parts or materials of a #building#, including finishes) done to the front wall of any #building# of the #specified building type# shall comply with the following standards:

- (a) Alteration or reconstruction of storefronts shall comply with the provisions of Section ~~104-064~~ 101-344 (Special provisions for storefronts).
- (b) Front walls which are replaced shall be erected to the same height and at the same location as the original walls. Replacement or repair of front walls shall be done with the same material as the original walls, except that stone may be replaced by another material finished in such a manner as to match the appearance of the original walls. Finishes and colors of front walls shall be of an approved type, as indicated in Appendix C of this Chapter.
- (c) Front walls which are replaced shall have windows at each floor, the area of which shall comply with the provisions of Section ~~104-063~~ 101-343 (Special provisions for new development and enlargement). Such windows shall have stone or precast lintels and sills having a minimum height of ~~6~~ six inches and extending at least ~~4~~ four inches beyond the window opening on either side. Existing window openings above the ground floor may not be reduced in size but may be completely sealed if the window area provisions of Section ~~104-063~~ 101-343 (Special provisions for new development and enlargement) are met. Such openings shall be completely sealed with masonry recessed at least ~~2~~ two inches behind the wall and finished to match the wall. New windows shall be double-hung, fixed or casement sash finished in an approved manner, as indicated in Appendix D of this Chapter.
- (d) No existing cornice shall be removed unless required by the Department of Buildings. A cornice which must be removed shall be replaced by a new cornice having the same height, length and projection beyond the surface of the wall and finished in an approved color, as indicated in Appendix D of this Chapter.

~~104-062~~ 101-342
Special provisions for other existing buildings

Any alteration, ~~incidental alteration~~ or minor work done to the front wall of any ~~building~~ not of the ~~specified building type~~, shall comply with the following standards:

- (a) alteration or replacement of storefronts shall comply with the provisions of Section ~~104-064~~ 101-344 (Special provisions for storefronts); and
- (b) alteration or replacement of front walls shall comply with the provisions of Sections ~~104-052~~ 101-331 (Height and setback) and Section ~~104-063~~ 101-343 (Special provisions for new development and enlargement).

~~104-063~~ 101-343

Special provisions for new development and enlargement

The front wall of any new ~~development~~ or ~~enlargement~~ shall be built to comply with the following standards:

- (a) The front wall shall extend along the full length of the Atlantic Avenue ~~street line~~. It may be interrupted at the ground level by entrances or exits for off-street parking or loading spaces permitted under the provisions of Section ~~104-031~~ 101-311 (Restricted and special permit uses).

* * *

~~104-064~~ 101-344

Special provisions for storefronts

* * *

~~104-065~~

Mandatory tree planting provisions

Section 104-065 (Mandatory tree planting provisions) has been moved to Section 101-13 and slightly modified.

~~104-07~~ 101-35

Modification of Accessory Off-street Parking and Loading Requirements

~~104-071~~ 101-351

Accessory off-street parking

No ~~accessory~~ off-street parking facilities are required for any ~~residential~~ or commercial ~~development~~ or ~~enlargement~~, or portion thereof, within the ~~Special District~~ Atlantic Avenue ~~Subdistrict~~. In no case shall the number of permitted ~~accessory~~ off-street parking spaces for ~~residential use~~ exceed 40 percent of the number of ~~dwelling units~~. All ~~accessory~~ parking spaces shall be designed and operated exclusively for the long term storage of private passenger motor vehicles used by the occupants of such ~~residences~~.

* * *

~~104-072~~ 101-352

Accessory off-street loading

* * *

~~104-073~~ 101-353

Screening

Any permitted #accessory# off-street parking area, regardless of size or location, shall be screened from all adjoining #zoning lots# and #streets# by screening ~~which~~ **that** complies with the provisions of Section 36-56 (Screening) and which, in the case of a wall or barrier or uniformly-painted fence, is finished in an approved color as indicated in Appendix D **of this Chapter**.

~~Any off-street parking or loading facilities on #zoning lots developed# prior to August 15, 1974 shall be brought into compliance with the provisions of this Section within 12 months of August 15, 1974.~~

~~104-08~~ 101-36

Special Provisions for Demolition of Buildings

Except in the case of #buildings# ~~which~~ **that** are unsafe and the demolition of which is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, **or its successor**, of the New York City Administrative Code, no demolition permit shall be issued by the Department of Buildings for any #development# or #enlargement# within the Special District until:

- (a) the owner of the property has obtained a building permit for the new #development# or #enlargement#; and
- (b) the owner shall have presented evidence of having a commitment form a domestic bank, insurance company, or real estate investment company for construction financing, which shall be in the form of a letter trust.

APPENDIX A

Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type

The following is a list of addresses of #buildings# within the Special District ~~which~~ **that** conform to the definition of #specified building type# contained in Section ~~104-01~~ 101-302.

* * *

APPENDIX B

Atlantic Avenue Subdistrict: Storefronts Conforming to the Specified Storefront Type

The following list of addresses of #buildings# within the Special District which contain storefronts conforming to the definition of #specified storefront type# contained in Section ~~104-~~ ~~01~~ 101-302.

* * *

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:

- Map 1 Special Downtown Brooklyn District and Subdistricts
- Map 2 Ground Floor Retail Frontage
- Map 3 Street Wall Continuity
- Map 4 Curb Cut Restrictions
- Map 5 Street Tree Planting
- Map 6 Schermerhorn Street Height Limitation Area

* * *

Chapter 4

Special Atlantic Avenue District (*Delete entire district*)

NOTE: The contents of Article X, Chapter 4 (Atlantic Avenue District), have been moved to Article X, Chapter 1, with modifications.

* * *