KINGSBRIDGE ARMORY REDEVELOPMENT
Draft Text
2/28/25

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE VII
ADMINISTRATION

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CHAPTER 4
Special Permits by the City Planning Commission

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74-10
SPECIAL PERMIT USES

*** * ***

74-182
Arenas, Auditoriums, Stadiums or Trade Expositions

(b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths), provided that:

(1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;

(2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;

(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;

(4) where Sections 32-64 and 32-655 are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and

(5) where Section 36-62 is modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

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ARTICLE XII
SPECIAL PURPOSE DISTRICTS

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CHAPTER 3
Special Mixed Use District (MX)

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123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

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#Special Mixed Use District# - 26:

Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 26 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.