Appendix A
Proposed Zoning Text

Memorial Sloan Kettering
Text Amendment

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

Chapter 9
Special Regulations Applying to Large-Scale Community Facility Developments

* * *

79-40
SPECIAL PERMIT PROVISIONS

* * *

79-43
Special Permit for Limited Bulk Modifications for Certain Large-scale Community Facility Developments

For #large-scale community facility developments# located within the boundaries of Community Districts 8 and 12 in the Borough of Manhattan, that contain #community facility uses# specified in Section 73-64 (Modification for Community Facility Uses), the City Planning Commission may, by special permit, ~~permit modification of regulations relating to height and setback on the periphery of the #large-scale community facility development#, #courts# and distance between windows and walls or #lot lines# not otherwise allowed in Section 79-21 (General Provisions). As a condition for such action,~~ allow modifications to the following provisions set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) The Commission may allow modifications:

(1) to regulations relating to height and setback on the periphery of the #large-scale community facility development#, #courts# and distance between windows and walls or #lot lines# not otherwise allowed in Section 79-21 (General Provisions); and

(2) additionally, in R9 and R10 Districts, located within Community District 8:

(i) to #lot coverage#; and

(ii) to #sign# regulations.

(b) In order to grant such special permit, the Commission shall find that such modification:

~~(a)~~(1) is required in order to enable the #large-scale community facility development# to provide an essential service to the community;

~~(b)~~(2) will provide a more satisfactory physical relationship to the existing #buildings# which form the #large-scale community facility development#, and provide a more efficient and integrated site plan;

~~(c)~~(3) will better complement the existing character of the neighborhood;

~~(d)~~(4) will not unduly increase the #bulk# of #buildings# in any #block# to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks#; ~~and~~

~~(e)~~(5) will not adversely affect any other #zoning lots# or #streets# outside the #large-scale community facility development# by unduly restricting access to light and air~~.~~; and

(6) in R9 and R10 Districts located within Community District 8:

(i) with regard to #lot coverage#, will result in a better site plan and a better relationship among #buildings# and open areas; and

(ii) with regard to #sign# modifications:

(a) a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;

(b) the modifications are consistent with the amount and location of the #large-scale community facility development# that the Commission finds appropriate on the #zoning lot#; and

(c) #illuminated signs#, if provided:

(1) utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby #residences#; and

(2) do not alter the essential character of the adjacent area.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale community facility development# and to minimize adverse effects on the character of the surrounding area.

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