TO: Land Use Participants

FROM: TRD

Date: December 9, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on One45 for Harlem (C 250115 ZMM)

Dear Land Use Participant,

The above project was certified into ULURP on December 2, 2024. Subsequent to certification, the Department of City Planning's City of Yes for Housing Opportunity (CHO) zoning text amendment was adopted with modifications by the City Council, on December 5, 2024. This wide-ranging text amendment will help alleviate the city's acute housing crisis by facilitating a little more housing in every neighborhood. The text amendment accomplishes this through changes to the regulations for zoning districts across the city.

Therefore, the regulations underlying the zoning districts proposed in this project may have changed since its certification. The information in the application materials for this project reflects regulations that were in effect at the time of certification, before CHO was adopted, that may no longer be in effect. Further, the parking special permit (C 250118 SM) is no longer required. The applicant is expected to withdraw this application shortly.

Now that CHO is in effect, the table below provides updated information you can use in your review of this project. The information below represents the regulations for these districts that will be in place should this project be approved.

	Existing Zoning C8-3		Existing Zoning R7-2/C1-4		Proposed Zoning C4-6(MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses						
Permitted Use Groups	22-10/ 32-10	I, III, IV-X	22-10/ 32-10	I-IV, VI-X	22-10/ 32-10	I-X
Maximum Floor Area Ratio (FAR)						
Residential	NA	NA	23-22	3.44 /4[1]/5.01[2]	23-22	12.00
Community Facility	33-123	6.50	24-11/ 33-121	6.50	33-123	10.00
Commercial	33-122	2.00	33-121	2.00	33-122	3.40
Manufacturing	NA	NA	NA	NA	NA	NA
Yards						
Minimum Front Yard	NA	NA	NA	NA	NA	NA
Minimum Side Yard	33-25	None or 8 ft	23-334/ 33-25	None or 5 ft (residential) None or 8ft (commercial)	33-25	None or 8 ft
Minimum Rear Yard [3]	33-26	20 ft	23-342/ 33-26	20 or 30 ft (Residential) 20 ft (Commercial)	33-26	20 ft
Height and Setbacks						
Minimum Base Height	NA	NA	23-432	40ft [1,2]	23-432	60ft[1,2]
Maximum Height of Front Wall	33-432	60 ft or 4 stories	33-431	60 ft or 4 stories	33-432	85 ft or 6 stories; 155 ft[1,2] or tower
Maximum Base Height	33-432	60 ft or 4 stories	23-432	75 ft[1]/65ft[2]	23-432	85 ft or 6 stories; 155ft[1,2] or tower
Maximum Building Height	33-432	Sky Exposure Plane	23-432	85 ft[1]/75 ft[2]	23-432	Sky Exposure Plane; 235ft[1,2] or tower
Sky Exposure Plane	33-432	2.7 to 1 (Narrow) 5.6 to 1 (Wide)	33-431	2.7 to 1 (Narrow) 5.6 to 1 (Wide)	33-432	2.7 to 1 (Narrow) 5.6 to 1 (Wide)
Setbacks from Narrow Street	33-432	20 ft	23-433/33-431	15ft (residential) 20 ft (commercial)	33-432	20 ft
Setbacks from Wide Street	33-432	15 ft	23-433/ 33-431	10 ft (residential) 15 ft (commercial)	33-432	15 ft
Lot Coverage						
Interior Lot/Through Lot	NA	NA	23-362	80%,50%-65%[4]	NA	NA
Corner Lot	NA	NA	23-362	80%,50%-65%[4]	NA	NA
Parking/Loading						
Residential Required Parking	36-21	None Required	25-21	None Required	36-21	None Required

[1] Values listed for lots located within 100 feet of a wide street.

[2] Values listed for lots or portions thereof on a narrow street beyond 100 feet of a wide street# or, for zoning lots with only #wide street# frontage, portions of such zoning lot# beyond 100 feet of the street line.

[3]Required rear yards are the same for every residential district. Minimum yard depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.

[4]Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.

NA = Not applicable.

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