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 modification to the provisions set forth in paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) The Commission may allow modifications to:

(1) 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) #lot coverage# and #sign# regulations in Community District 8, for #zoning lots# located in R9 and R10 Districts, provided that such #signs# are limited to #non illuminated#, #non-flashing# #accessory# or directional #signs#.

(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~~.~~;

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

(7) with regard to #signage#, are necessary in order to facilitate pedestrian and vehicles movement around and within a #large-scale community facility# and will not negatively impact adjacent #residences#.

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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