Appendix A

Proposed Zoning Text Amendment

606 W. 57th STREET TEXT AMENDMENT

October 16, 2013

Matter in underline 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

Article II: Residence District Regulations
Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

Article IX: Special Purpose Districts
Chapter 6
Special Clinton District

*** * ***

96-30
OTHER AREAS

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Section, inclusive. The boundaries of Northern Subarea C1 and Western Subarea C2 are shown on the District Map in Appendix A of this Chapter.

* * *

96-34
Special Regulations in Northern Subarea C1

Within Area C1-1 within Northern Subarea C1, as shown on the map in Appendix A of this Chapter, the following special #use# and Inclusionary Housing regulations shall apply.

(a) Inclusionary Housing Program

The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in Appendix F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.

The maximum base #residential floor area ratio# for #zoning lots# shall be 9.0 plus the product of 0.25 multiplied by the non-#residential floor area ratio# provided on the #zoning lot#, but shall not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only through the provision of #affordable housing#, pursuant to Section 23-90, inclusive.

The height and setback regulations of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply. In lieu thereof, the height and setback regulations of the underlying district shall apply.

(b) Special #use# regulations

The following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:

(1) automobile showrooms or sales with preparation of automobiles for delivery; and

(2) automobile repairs.

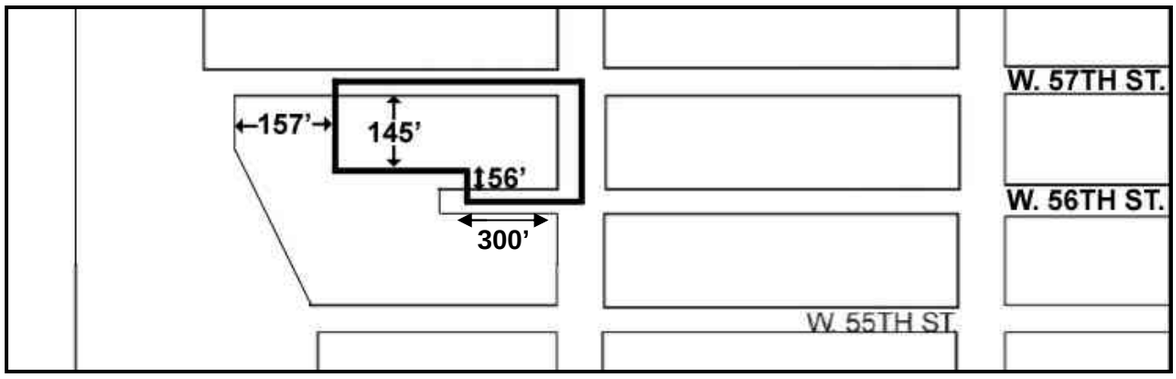
* * *

Appendix A - Special Clinton District Map

* * *

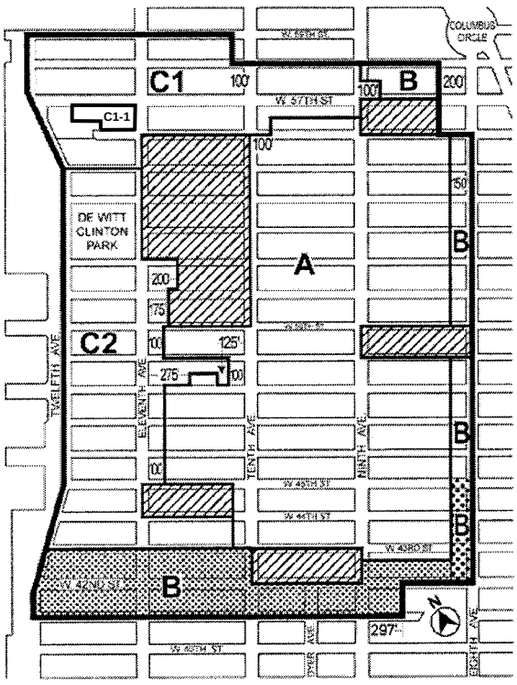
Map to be inserted in Appendix A

C1-1: Special Use Regulations Area



(6/14/11)

Appendix A - Special Clinton District Map (96A)



Special Clinton District Boundary

Area Boundary

A Preservation Area

B Perimeter Area

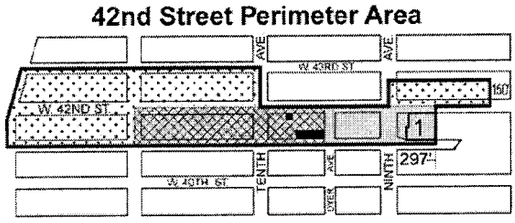
B Portion of Perimeter Area B also subject to additional 42nd Street Perimeter Area regulations. **(See map below)**

B Portion of Perimeter Area B also subject to Article VIII, Chapter I (*Special Midtown District*)

C Other Areas (Northern Subarea C1, Western Subarea C2)

Excluded Area

42nd Street Perimeter Area



Subarea 1 of 42nd Street Perimeter Area

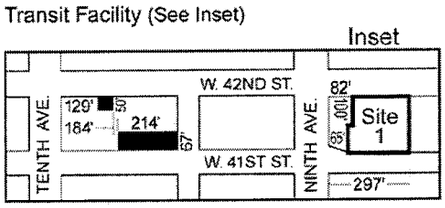
Subarea 2 of 42nd Street Perimeter Area

Portion of Subarea 2 of 42nd St. Perimeter Area where Theater Bonus applies

Site 1 Where Special Parking Regulations apply (See Inset)

Transit Facility (See Inset)

Inset



* * *

APPENDIX F
Inclusionary Housing Designated Areas

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

*** * ***

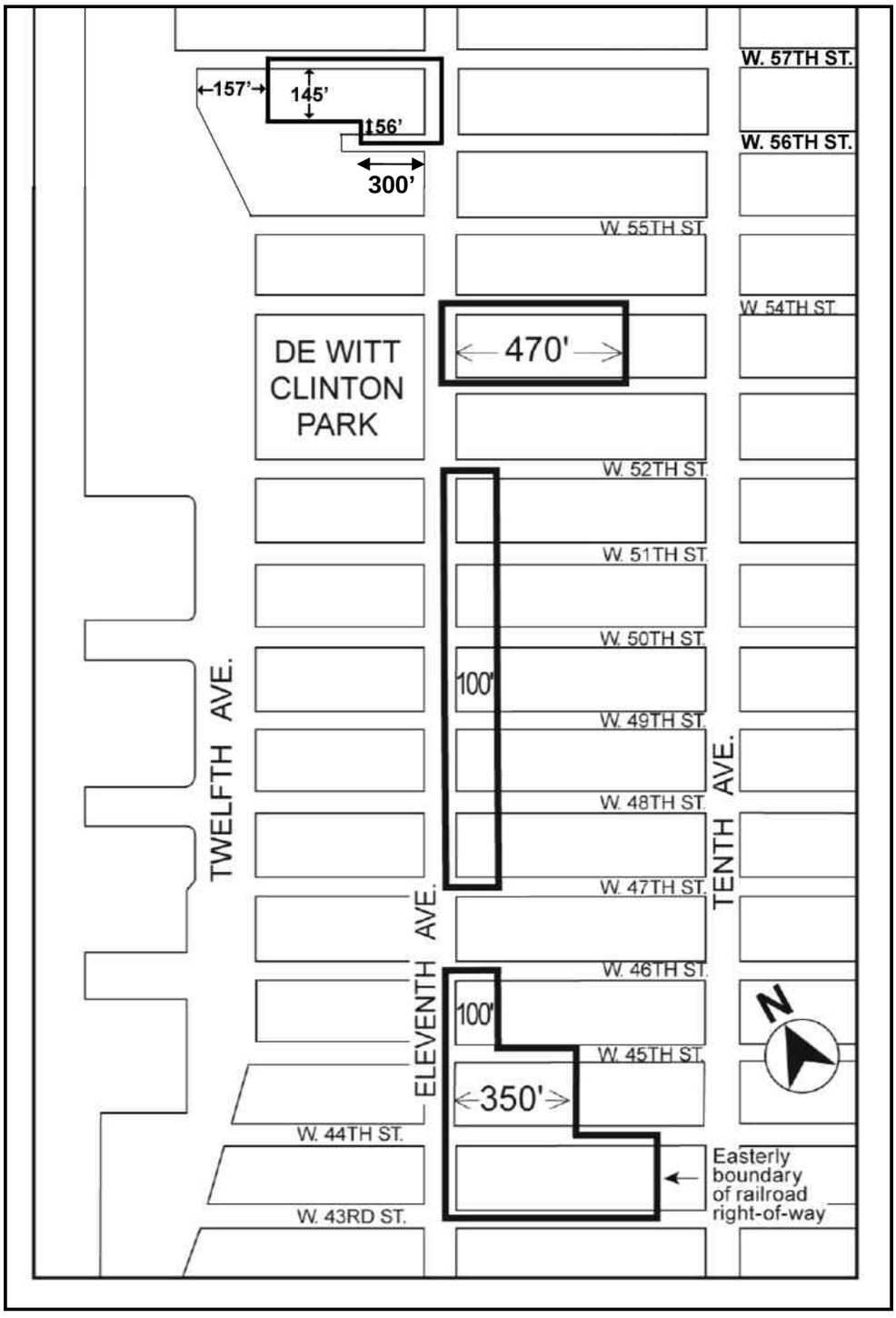
Map 2
#Special Clinton District# – see Sections 96-31, 96-32, 96-34, 96-81 and 96-82

EXISTING MAP TO BE REPLACED



Portion of Community District 4, Manhattan

PROPOSED MAP



Portion of Community District 4, Manhattan