DEWITT CLINTON PARK NORTH - 801 11TH AVENUE
TEXT AMENDMENT

August 5, 2024

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 VIII - Special Purpose Districts

Chapter 9
Special Hudson River Park District

89-00
GENERAL PURPOSES

* * *

89-02
Definitions

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section.

Granting site

Within the #Special Hudson River Park District#, a "granting site" is a #zoning lot#, or a portion of a #zoning lot#, within the areas identified as "A1", ~~or~~ "B1", "C1", "C2" or "C3" on the map in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# within an area that shares the same letter designation. For example, a #granting site# within area A1 may transfer #floor area# to a #receiving site# within area A2, but not to a #receiving site# within area B2.

Receiving site

Within the #Special Hudson River Park District#, a "receiving site" is a #zoning lot#, within the area identified as "A2", "B2", ~~or~~ "B3", or "C4" on the maps in the Appendix to this Chapter, to which #floor area# of a #granting site# may be transferred.

* * *

89-10
USE AND BULK REGULATIONS

89-11
Use and Bulk Regulations on Receiving Sites

The #use# and #bulk# regulations applicable to a #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within Area A2 on the maps in the Appendix to this Chapter, the #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within Areas B2 and B3, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

(c) C4-7 Districts

The #use# and #bulk# regulations of the underlying C4-7 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply in Area C4.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C6-3, C6-4, ~~or~~ M1-5 or C4-7 District shall ~~only~~ apply to such approved #development#, #enlargement# or #conversion#, except that, in C4-7 Districts, automobile dealers and all other motor vehicle dealers, as listed in Use Group VI, may include repair services or preparation of vehicles for delivery.

* * *

89-13
Special Floor Area Regulations Within Area C4

Within Area C4 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), and the bulk regulations of the underlying C4-7 District apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 12.0 within a #Mandatory Inclusionary Housing area#, and such maximum residential #floor area ratio# may be increased to a maximum of 14.4 as set forth in Section 89-21.

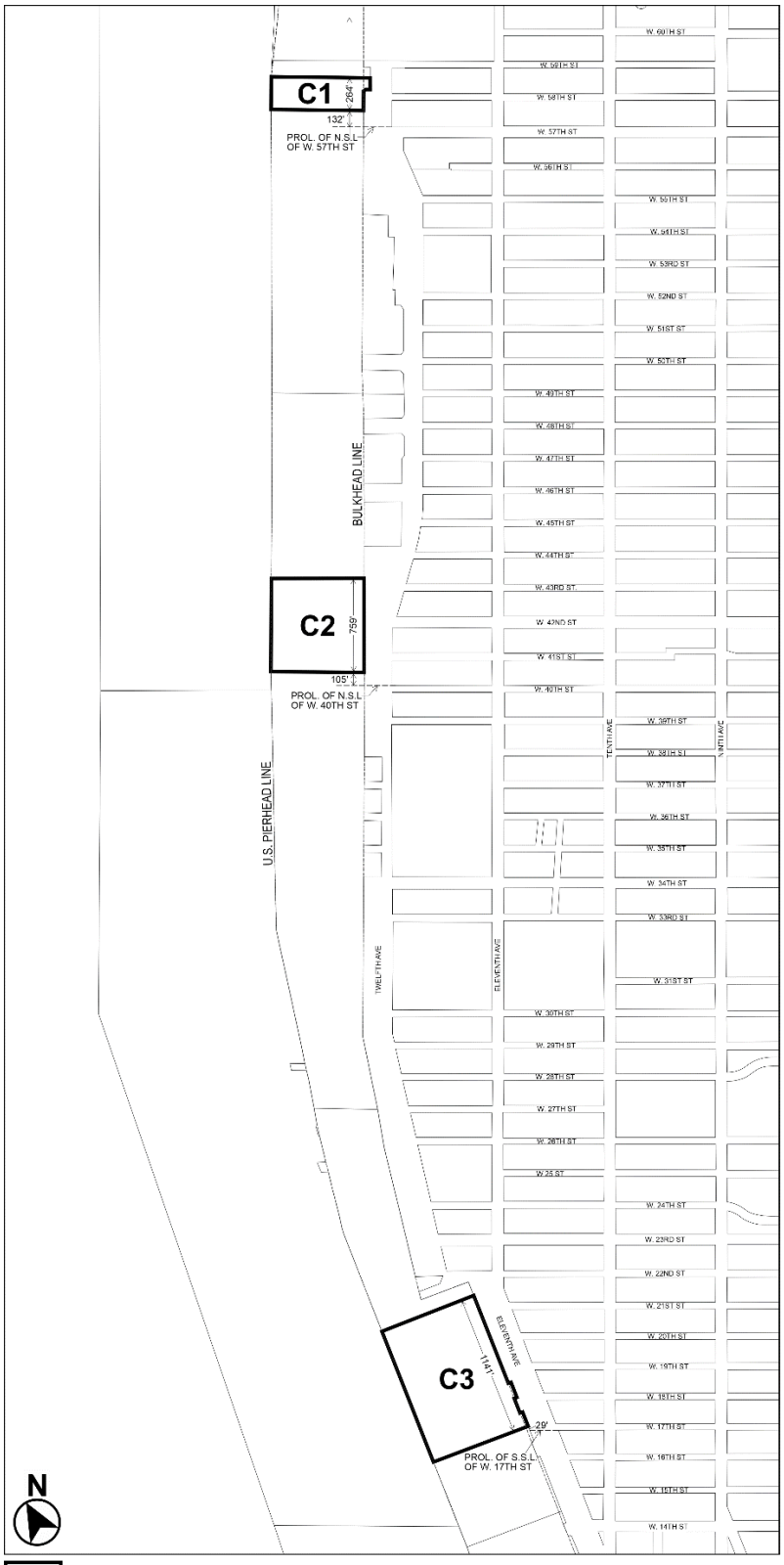
* * *

APPENDIX
Special Hudson River Park District Plan

* * *

[PROPOSED MAP]

Map 3. Transfer of Floor Area — Granting and Receiving Sites within Areas C1, C2 and C3



Special Hudson River Park District

C1 Area within which a *granting site* may be located

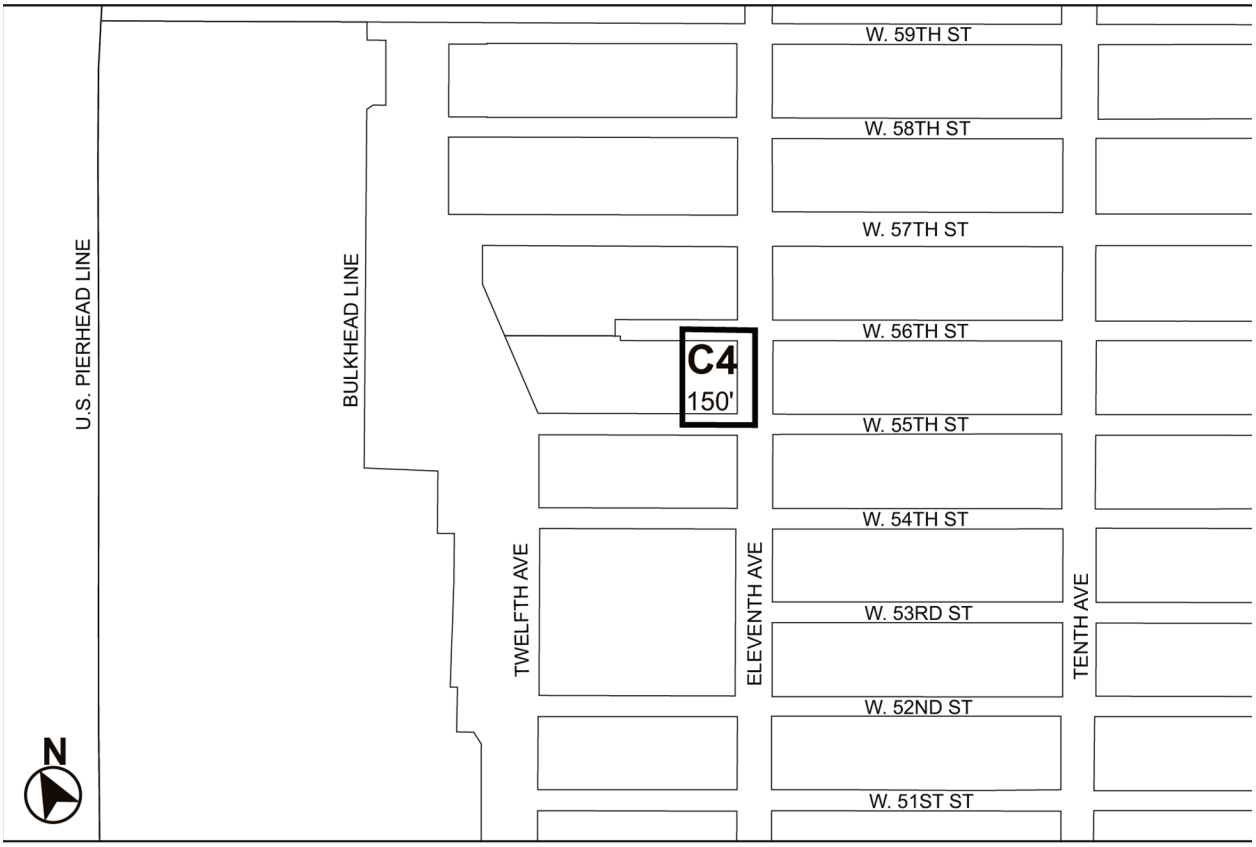
C2 Area within which a *granting site* may be located

C3 Area within which a *granting site* may be located

* * *

[PROPOSED MAP]

Map 4. Transfer of Floor Area — Receiving Sites within Area C4



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

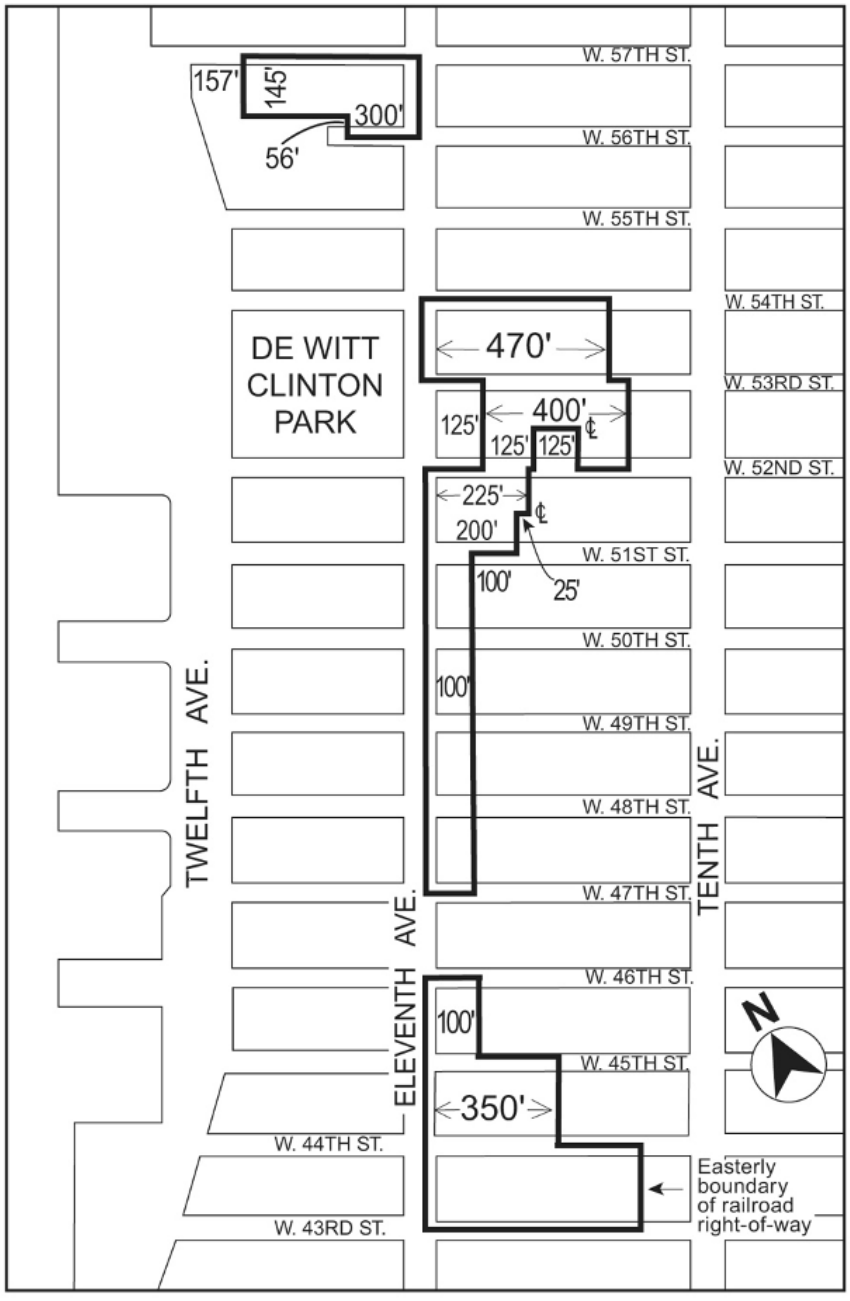
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Manhattan Community District 4

* * *

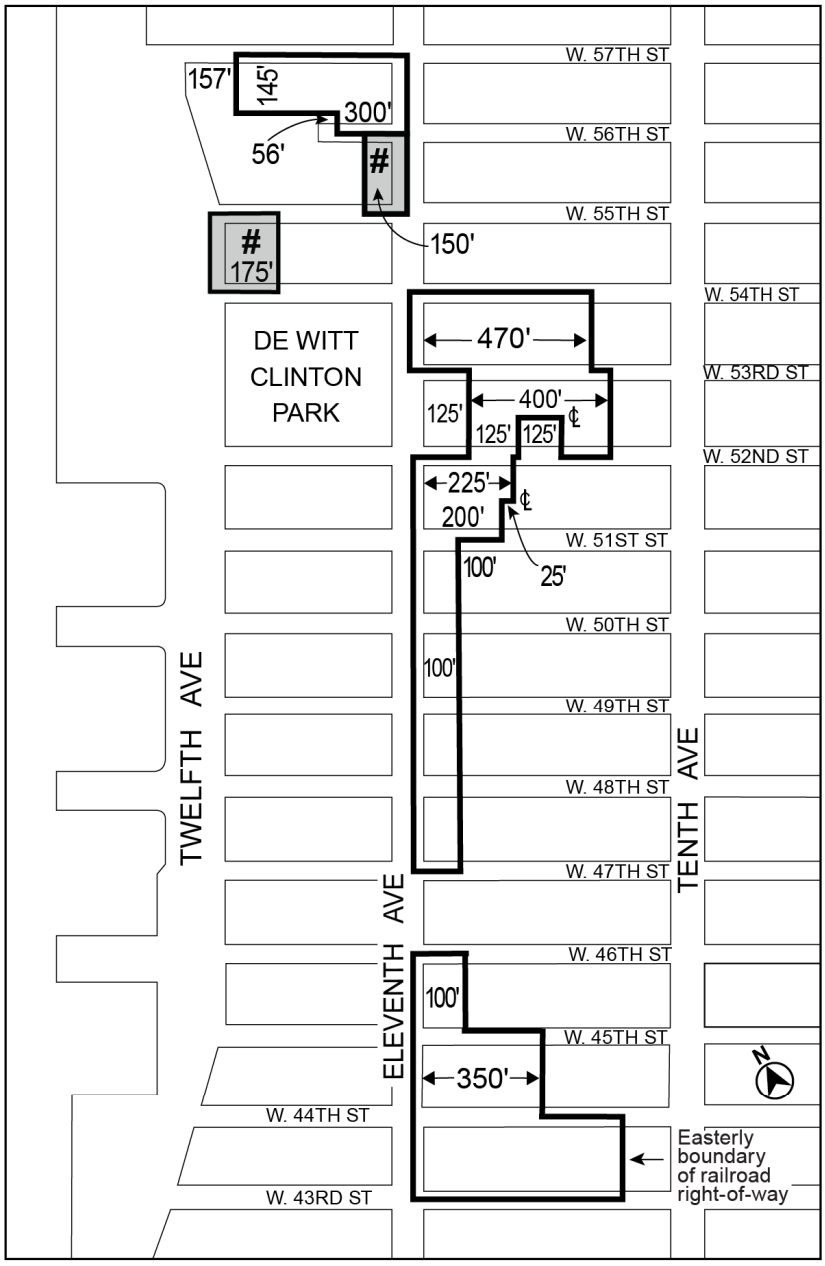
Map 2 – [date of adoption]

[EXISTING MAP]



Portion of Community District 4, Manhattan

[PROPOSED MAP]



Inclusionary Housing designated area

Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **#** — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 4, Manhattan

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