2226 THIRD AVENUE

27th April, 2023

ARTICLE XIII
SPECIAL PURPOSE DISTRICTS

Chapter 8
Special East Harlem Corridors District

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138-20
SPECIAL BULK REGULATIONS

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138-21
Floor Area Regulations

* * *

138-211
Special floor area regulations

(a) In certain #Commercial Districts# and in #Manufacturing Districts# paired with a #Residence District#, as shown on Map 2 of the Appendix to this Chapter, for any #zoning lot# containing #residential# #floor area#, the maximum #residential# #floor area ratio# shall be modified as follows:

(1) for #zoning lots# complying with the applicable provisions of paragraph (d)(3) of Section 23-154 (Inclusionary Housing) or, for #affordable independent residences for seniors#, the maximum #residential# #floor area ratio# set forth on Map 2 shall apply;

(2) for #zoning lots# utilizing the provisions of paragraphs (d)(4)(i) or (d)(4)(iii) of Section 23-154, the maximum #residential# #floor area ratio# shall apply as modified in the table below:

Maximum #residential# #floor area ratio# shown on Map 2	Modified maximum #residential# #floor area ratio#
8.5	7.52
9.0	7.52
10.0	9.0

(3) except in C2 Districts subject to the provisions of paragraph (b) of this Section, the maximum #floor area ratio# for any combination of #uses# shall be the maximum #floor area ratio# specified in paragraphs (a)(1) or (a)(2) of this Section, whichever is applicable; and

(4) in C4-6 Districts and in C2 Districts mapped within an R9 or R10 District, the #floor area# provisions of Sections 33-13 (Floor Area Bonus for a Public Plaza) or 33-14 (Floor Area Bonus for Arcades) shall not apply.

(b) In C2 Districts mapped within an R7D District that is also located within 100 feet of Park Avenue, the maximum #community facility# #floor area ratio# shall be 6.5, except that the applicable provisions of paragraph (d) of Section 33-121 (In districts with bulk governed by Residence District bulk regulations) shall apply to #zoning lots# containing philanthropic or non-profit institutions with sleeping accommodations or #long-term care facilities#.

(c) In the C4-6 District that is located on the west side of Third Avenue between East 121st Street and East 122nd Street, the maximum #commercial# #floor area ratio# shall be 7.2.

(d) For #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

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138-40
OFF-STREET PARKING AND LOADING REGULATIONS

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138-41
Accessory Off-street Parking Spaces for Residences

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138-42
Special Permit for Accessory Off-street Commercial Loading Spaces

Within C4-6 Districts, the City Planning Commission may, by special permit, allow a reduction or waiver in the number of required loading berths, provided that:

(a) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#; and

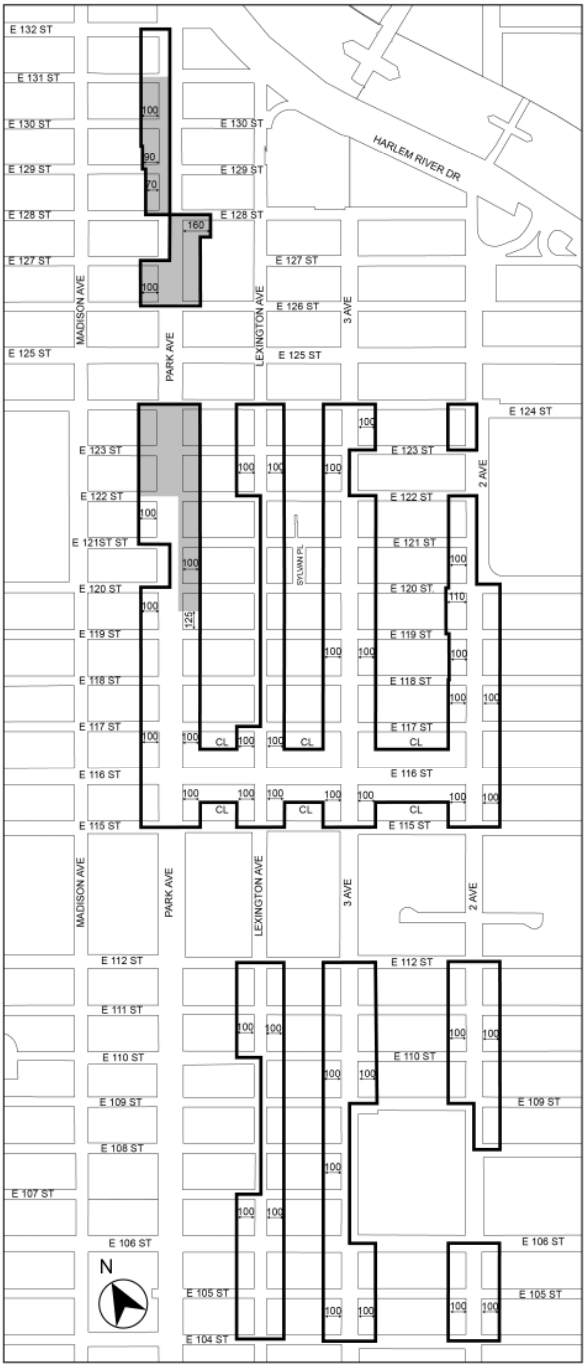
(b) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Appendix
SPECIAL EAST HARLEM CORRIDORS DISTRICT PLAN

Map 1: Special East Harlem Corridors District and Subdistrict

[EXISTING MAP]



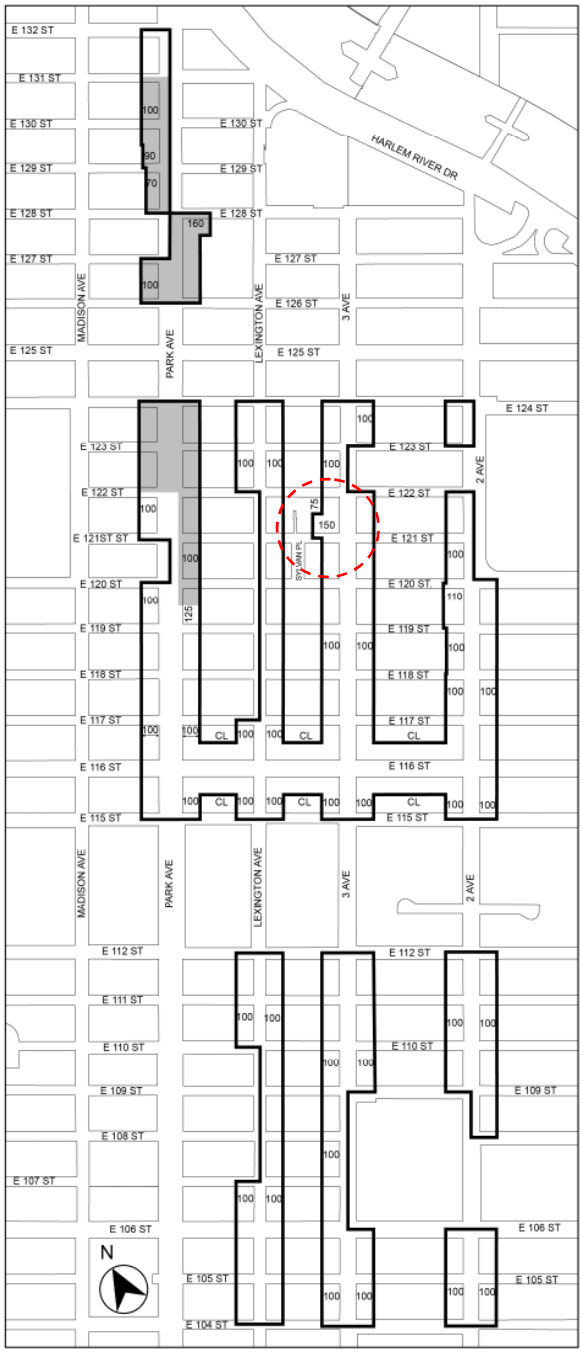
EAST HARLEM DISTRICT PLAN

SPECIAL EAST HARLEM CORRIDOR DISTRICT AND SUBDISTRICT

Special East Harlem Corridors District

Park Avenue Subdistrict

[PROPOSED MAP]



EAST HARLEM DISTRICT PLAN

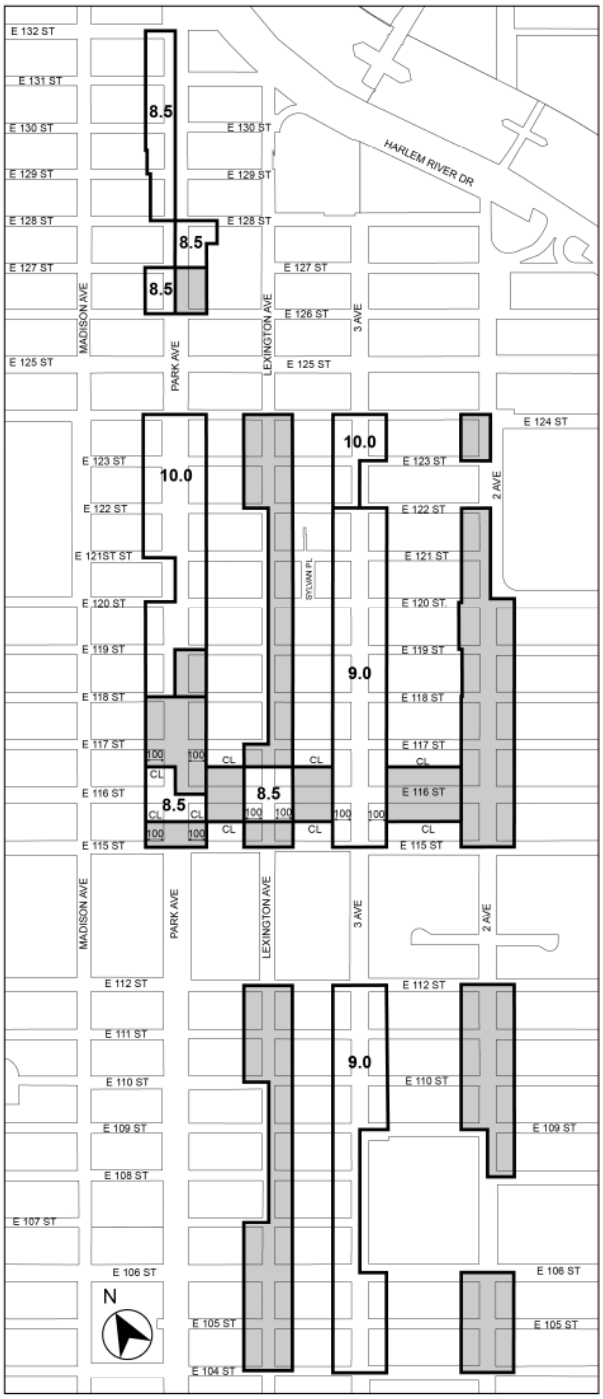
SPECIAL EAST HARLEM CORRIDOR DISTRICT AND SUBDISTRICT

Special East Harlem Corridors District

Park Avenue Subdistrict

Map 2: Maximum Residential Floor Area Ratio

[EXISTING MAP]

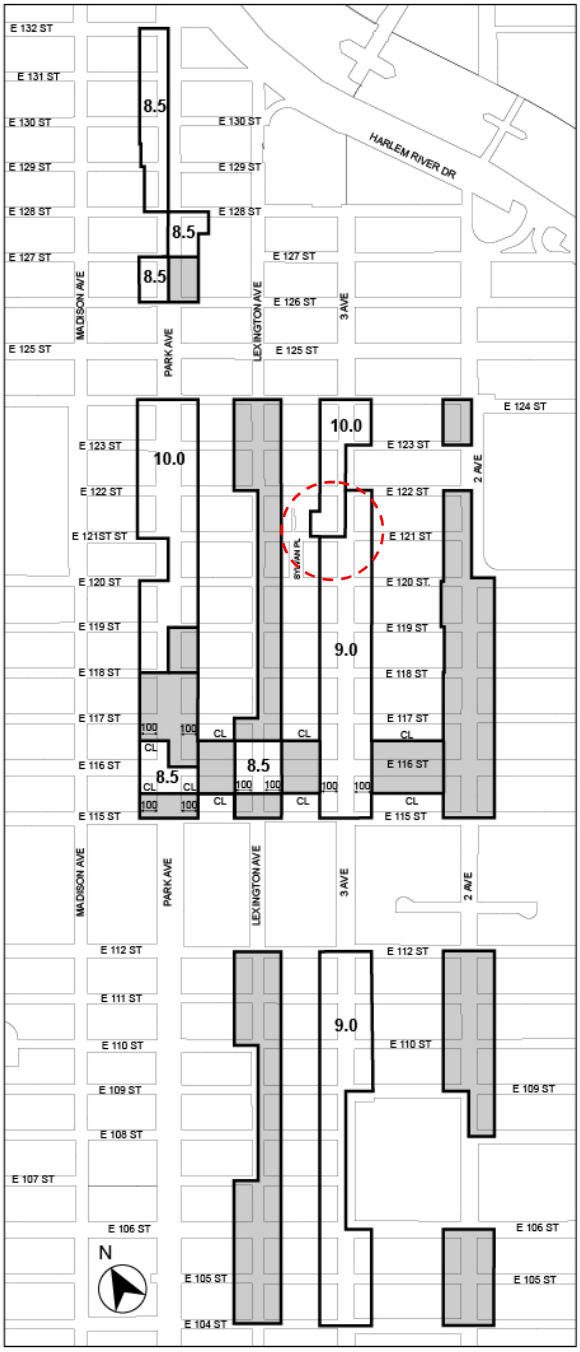


EAST HARLEM DISTRICT PLAN

MAP 2. MAXIMUM RESIDENTIAL FAR

Underlying FAR Applies

[PROPOSED MAP]



EAST HARLEM DISTRICT PLAN

MAP 2. MAXIMUM RESIDENTIAL FAR

Underlying FAR Applies

Map 3: Maximum Height

[EXISTING MAP]



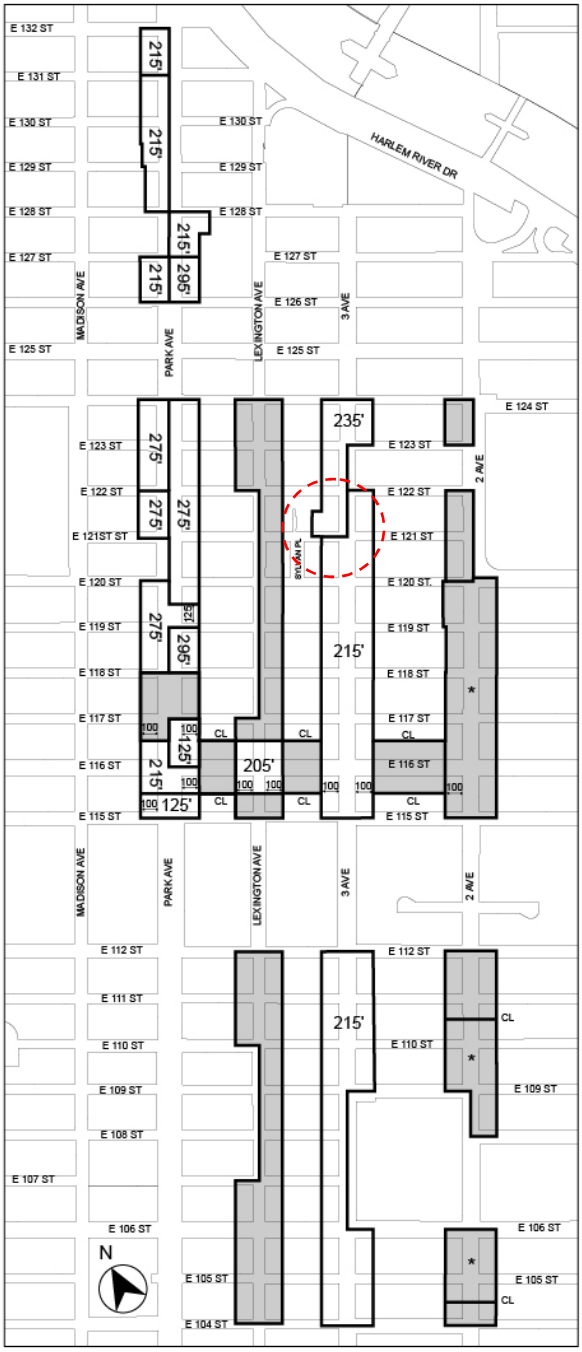
EAST HARLEM DISTRICT PLAN

MAP 3. MAXIMUM HEIGHT

* Subject to Section 138-23(b)(3)(ii)

Underlying Maximum Height Applies

[PROPOSED MAP]



EAST HARLEM DISTRICT PLAN

MAP 3. MAXIMUM HEIGHT

* Subject to Section 138-23(b)(3)(ii)

Underlying Maximum Height Applies

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APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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MANHATTAN

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Manhattan Community District 11

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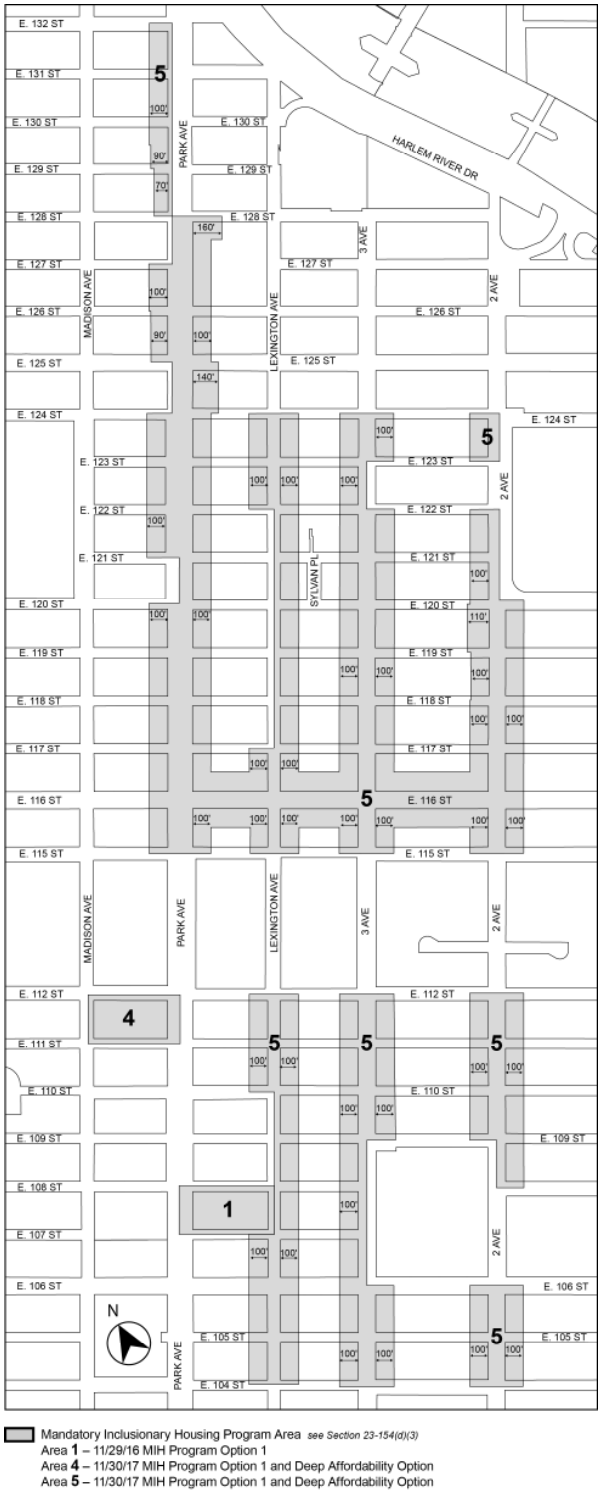
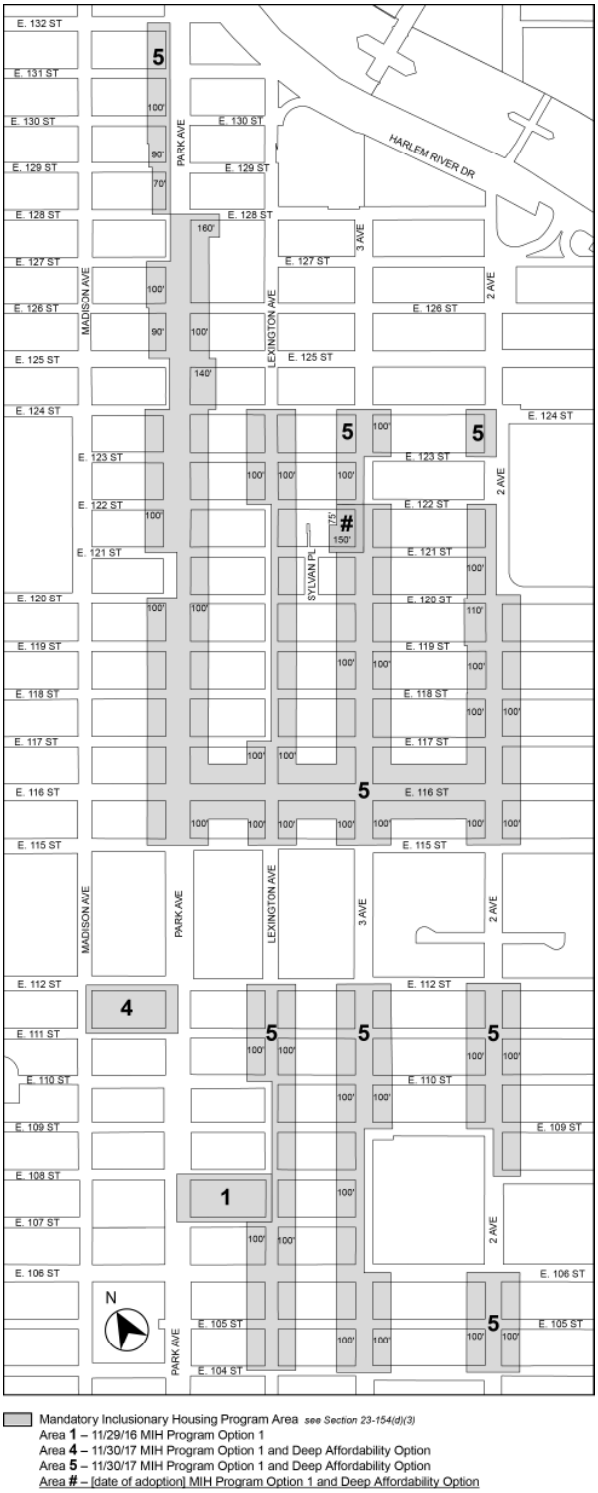
Map 5 – [date of adoption]

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 11/29/16 MIH Program Option 1
Area **4** – 11/30/17 MIH Program Option 1 and Deep Affordability Option
Area **5** – 11/30/17 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** – 11/29/16 MIH Program Option 1
Area **4** – 11/30/17 MIH Program Option 1 and Deep Affordability Option
Area **5** – 11/30/17 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Option 1 and Deep Affordability Option

Portion of Community District 11, Borough

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