541-545 Bay Street
Community District 1, Staten Island

2/14/23
Zoning Map 21c

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 XIII
SPECIAL PURPOSE DISTRICTS

Chapter 5
Special Bay Street Corridor District

135-00
GENERAL PURPOSES

* * *

135-03
Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~five~~ six subdistricts are established as follows:

Subdistrict A
Subdistrict B
Subdistrict C
Subdistrict D
Subdistrict E
Subdistrict F

* * *

135-00
SPECIAL USE REGULATIONS

* * *

Section 135-11
Ground Floor Use Regulations

For the purposes of applying to this Chapter the special #ground floor level# streetscape provisions set forth in Section 37-30, any portion of a #ground floor level# #street# frontage along Bay Street, as well as any #ground floor level# #street# frontage within 50 feet of Bay Street or along Prospect Street, shall be considered a #primary street frontage#. A #ground floor level# #street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, inclusive, defined terms shall include those in Sections 12-10 and 37-311.

* * *

135-20
SPECIAL BULK REGULATIONS

* * *

135-21
Special Floor Area Regulations

* * *

For #zoning lots# with #buildings# containing multiple #uses# or for #zoning lots# with multiple #buildings# containing different #uses#, the maximum #floor area ratio# for each #use# shall be as set forth in the table, and the maximum #floor area ratio# for the #zoning lot# shall not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

MAXIMUM FLOOR AREA RATIO

	Column 1	**Column 2**	**Column 3**	**Column 4**	**Column 5**
Subdistrict, or Subarea, as applicable	**For #commercial# #uses# other than offices**	**For offices**	**For #residences# other than #MIH sites# and #affordable independent residences for seniors#**	**For #MIH sites# and #community facility uses# other than #long-term care facilities#**	**For #affordable independent residences for seniors# or #long-term care facilities#**
* * *					
E	2.0	2.0	2.0	2.2	2.2
F	2.0	2.0	3.0	3.6	3.9

* * *

135-24
Special Street Wall Location Regulations

The underlying #street wall# location provisions are modified by the provisions of this Section.

(a) Along Bay Street or Prospect Street

Along Bay Street or Prospect Street, and along #streets# within 50 feet of their intersection with Bay Street, the following #street wall# regulations shall apply:

* * *

135-25
Special Height and Setback Regulations

* * *

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS

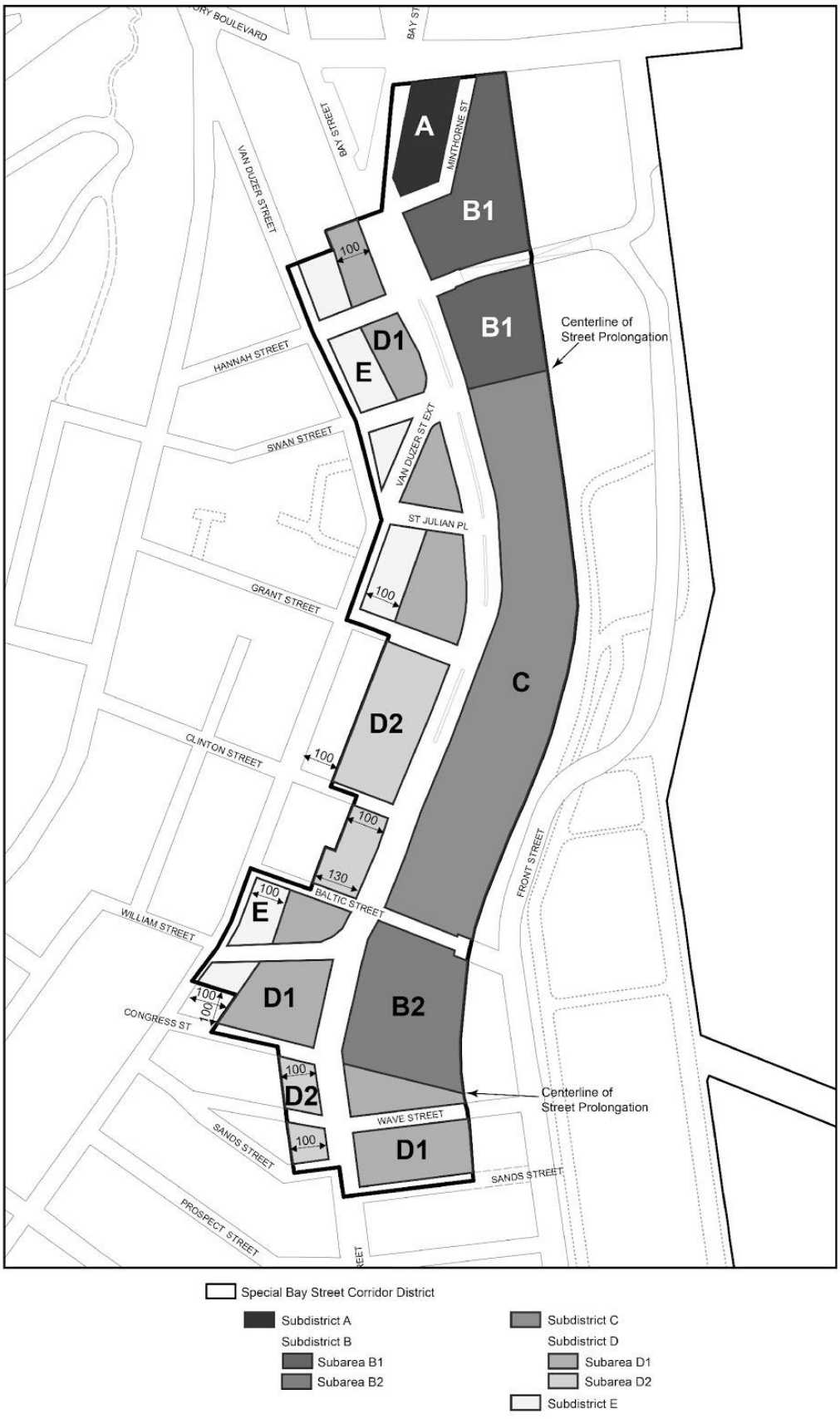
Subdistrict or Subarea, as applicable	**Minimum Base Height (in feet)**	**Maximum Base Height (in feet)**	**Maximum Transition Height (in feet)**	**Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)**	**Maximum Number of #Stories#**
* * *					
E	30	45	N/A	55	5
F	40	65	N/A	85	8

* * *

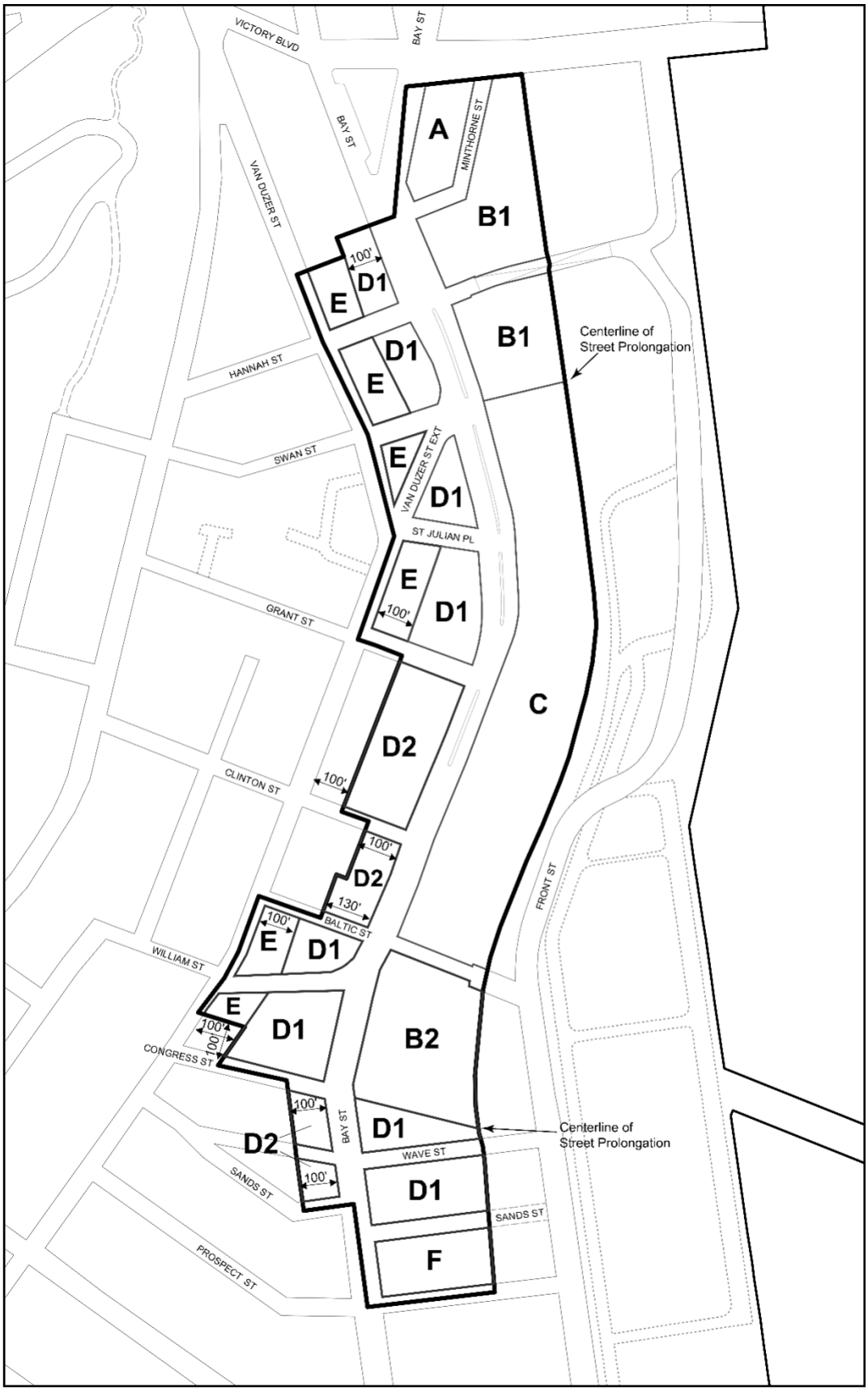
APPENDIX A
SPECIAL BAY STREET CORRIDOR DISTRICT

Map 1 – Special Bay Street Corridor District, Subdistricts and Subareas

[EXISTING MAP]

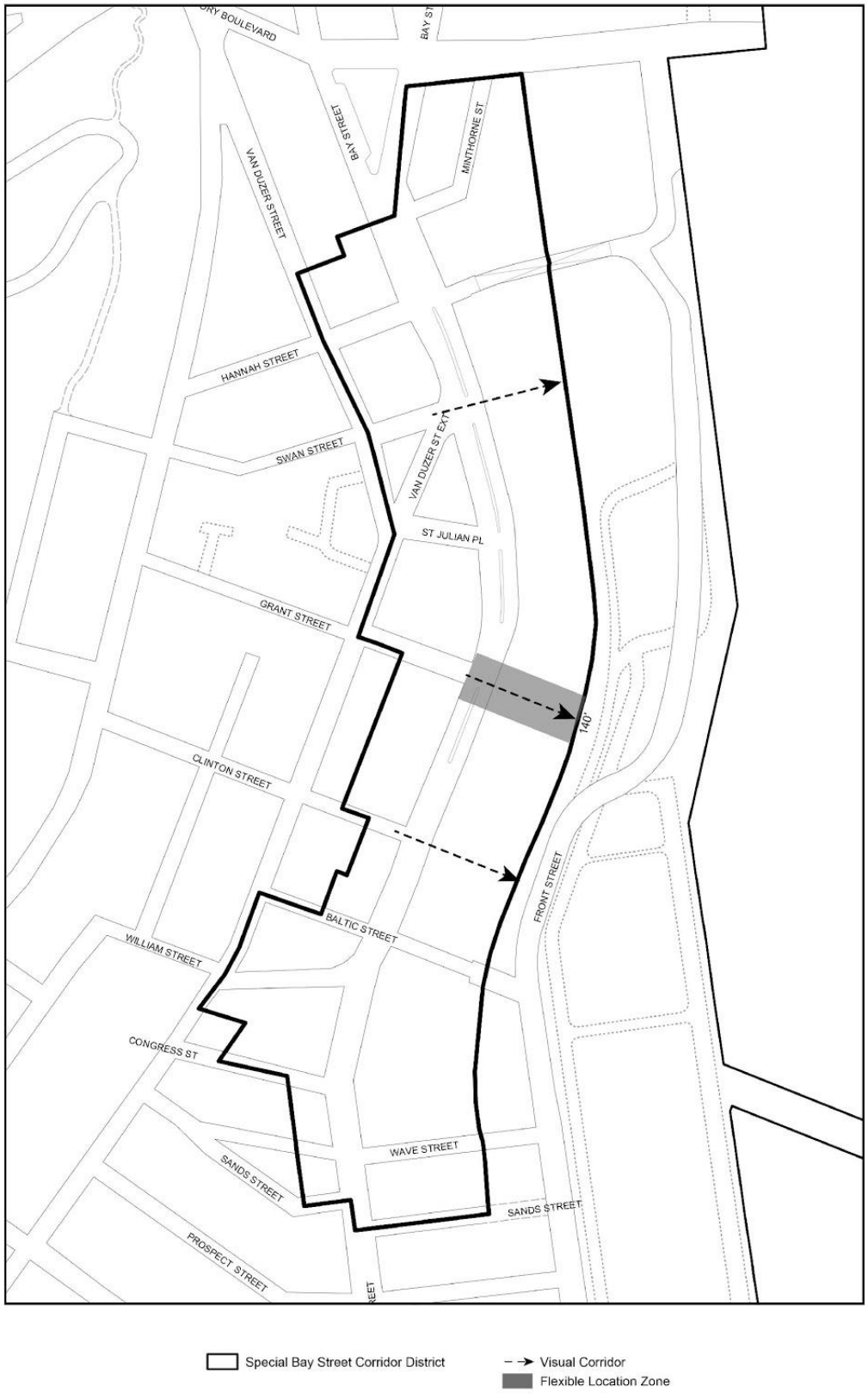


[PROPOSED MAP]

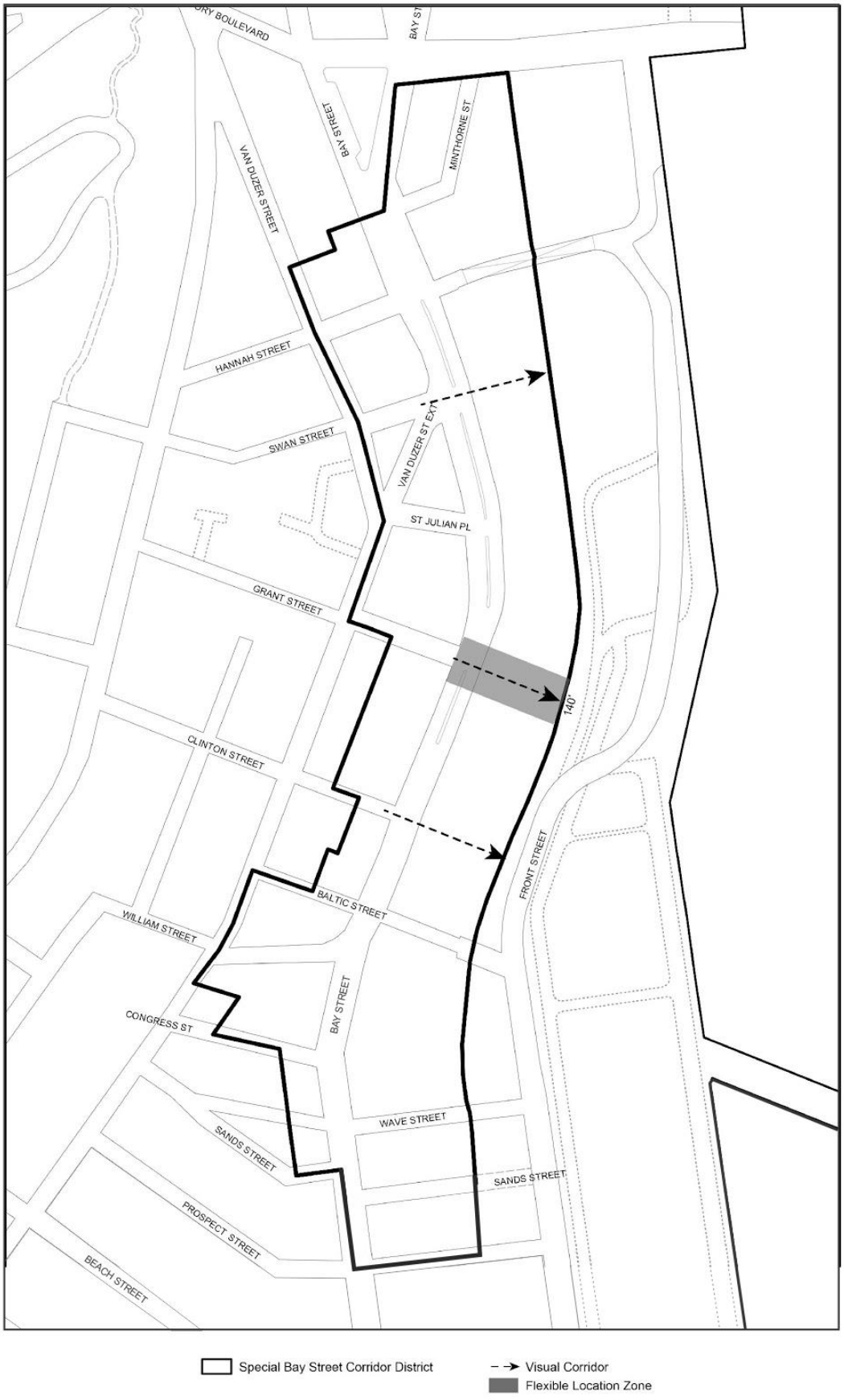

VICTORY BLVD
BAY ST
VAN DUZER ST
MINTHORNE ST
A
B1
E
D1
100'
HANNAH ST
Centerline of
Street Prolongation
SWAN ST
VAN DUZER ST EXT
ST JULIAN PL
GRANT ST
C
D2
CLINTON ST
130'
BALTIC ST
FRONT ST
WILLIAM ST
B2
CONGRESS ST
WAVE ST
SANDS ST
F
PROSPECT ST
Special Bay Street Corridor District
Subdistricts and Subareas

Map 2 – Location of visual corridors

[EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

STATEN ISLAND

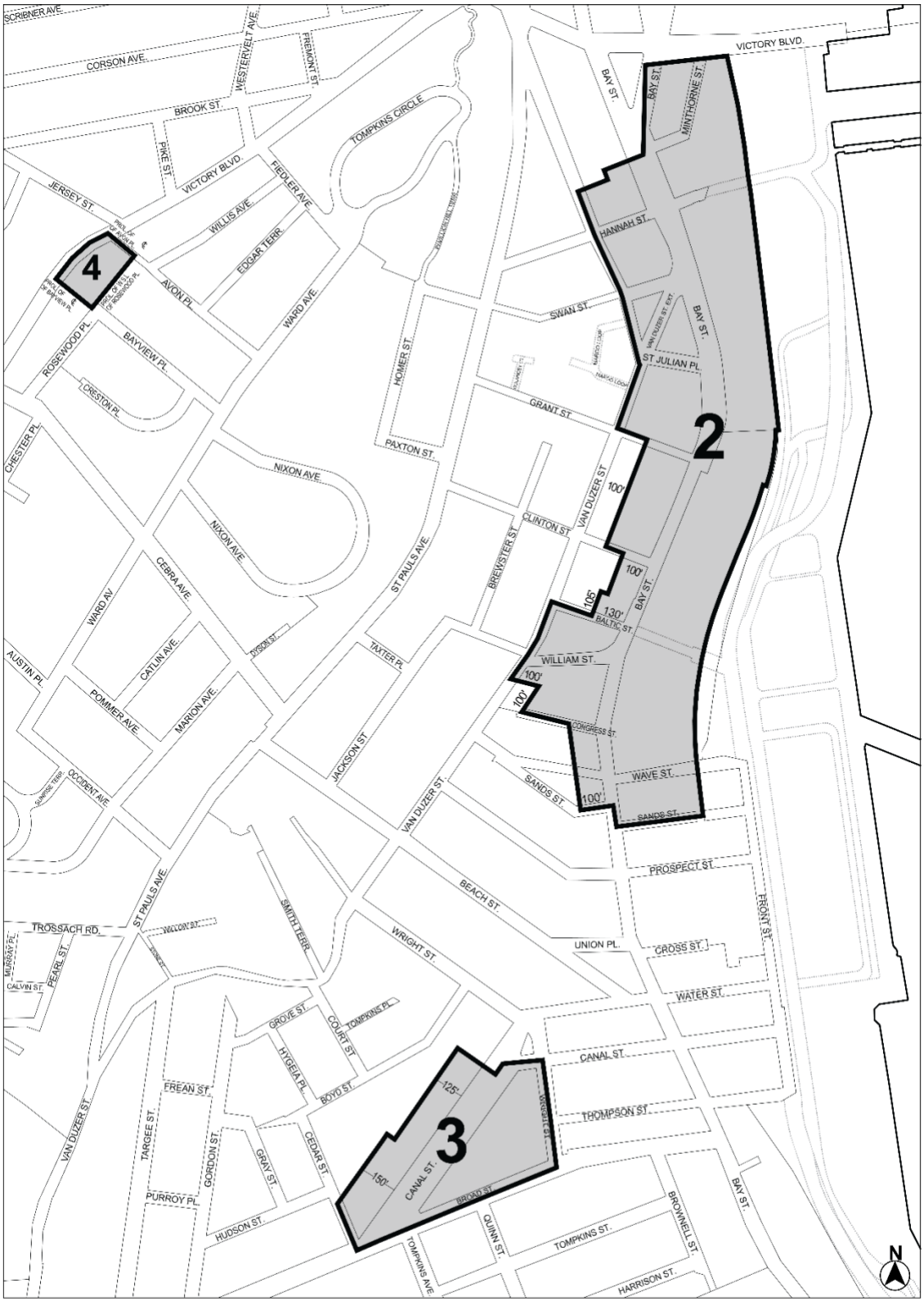
* * *

Staten Island Community District 1

* * *

Map 2 – [date of adoption]

[EXISTING MAP]



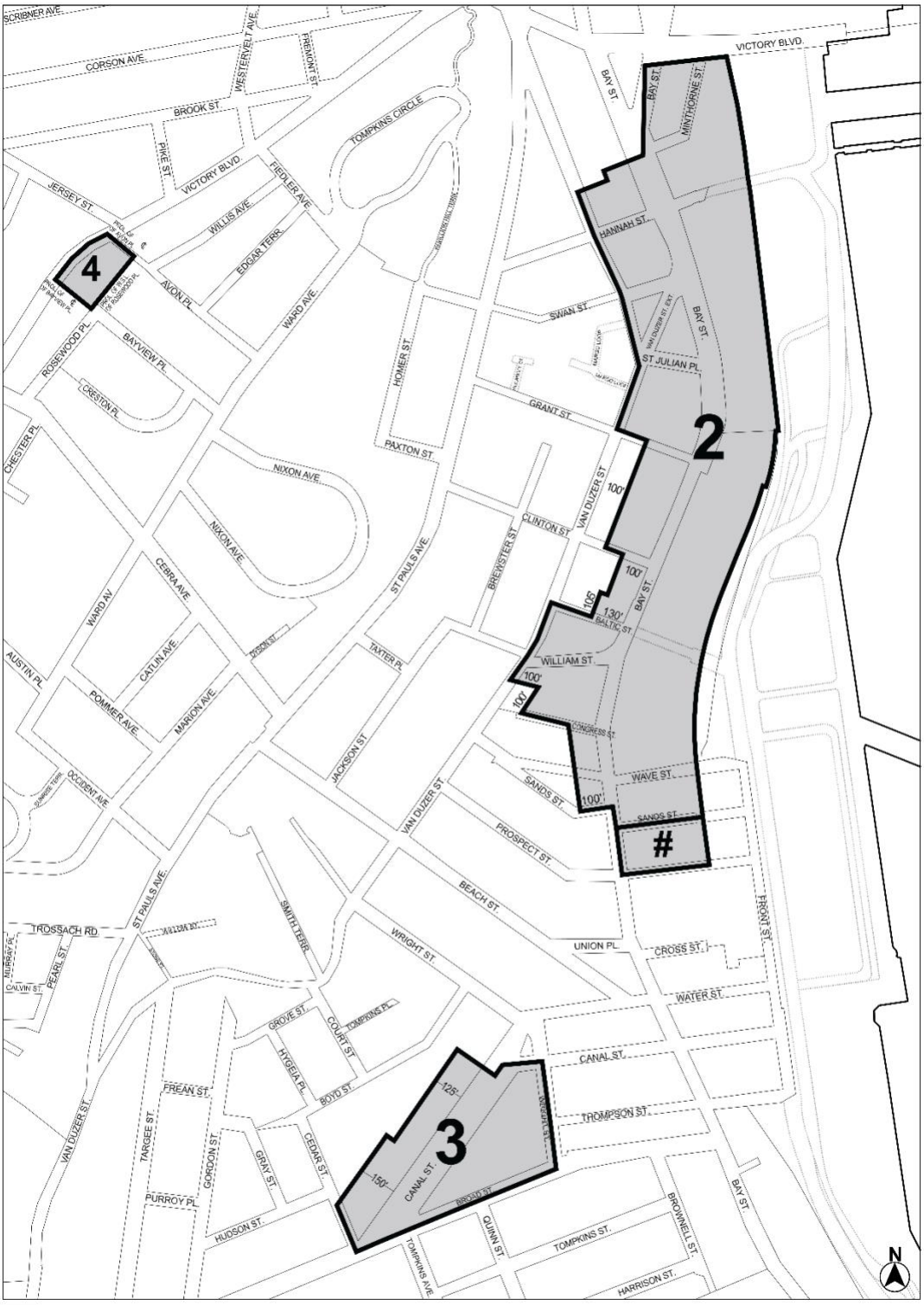
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)*

Area **2** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **3** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **4** – 10/21/21 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(d)(3) (MIH Area 3)*

Area **2** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **3** – 6/26/19 MIH Program Option 1 and Deep Affordability Option

Area **4** – 10/21/21 MIH Program Option 1 and Option 2

Area **#** – [date of adoption] MIH Program Option 1, Option 2 and Workforce Option

Portion of Community District 1, Staten Island

* * *