ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

12–19–2019 C 190434 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

5c	6a	6c
5d	**6b**	6d
8c	9a	9c

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ZONING MAP **6b**

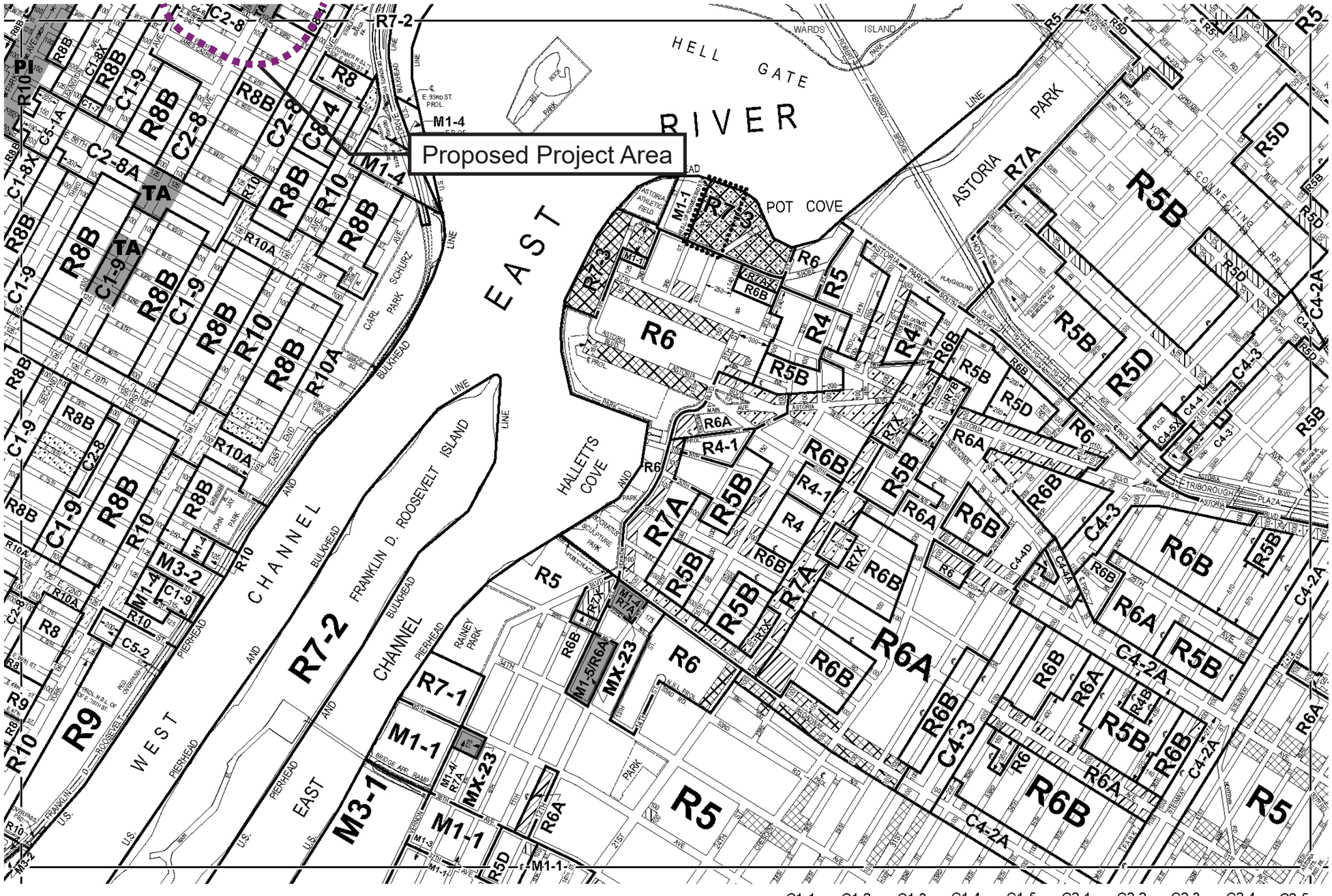
600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Proposed Project Area



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGES C 130384 MMQ AND C 220206 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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SPECIAL PURPOSE DISTRICT
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AREA(S) REZONED

Effective Date(s) of Rezoning:

09-29-2022 C 220196 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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ZONING MAP **9a**

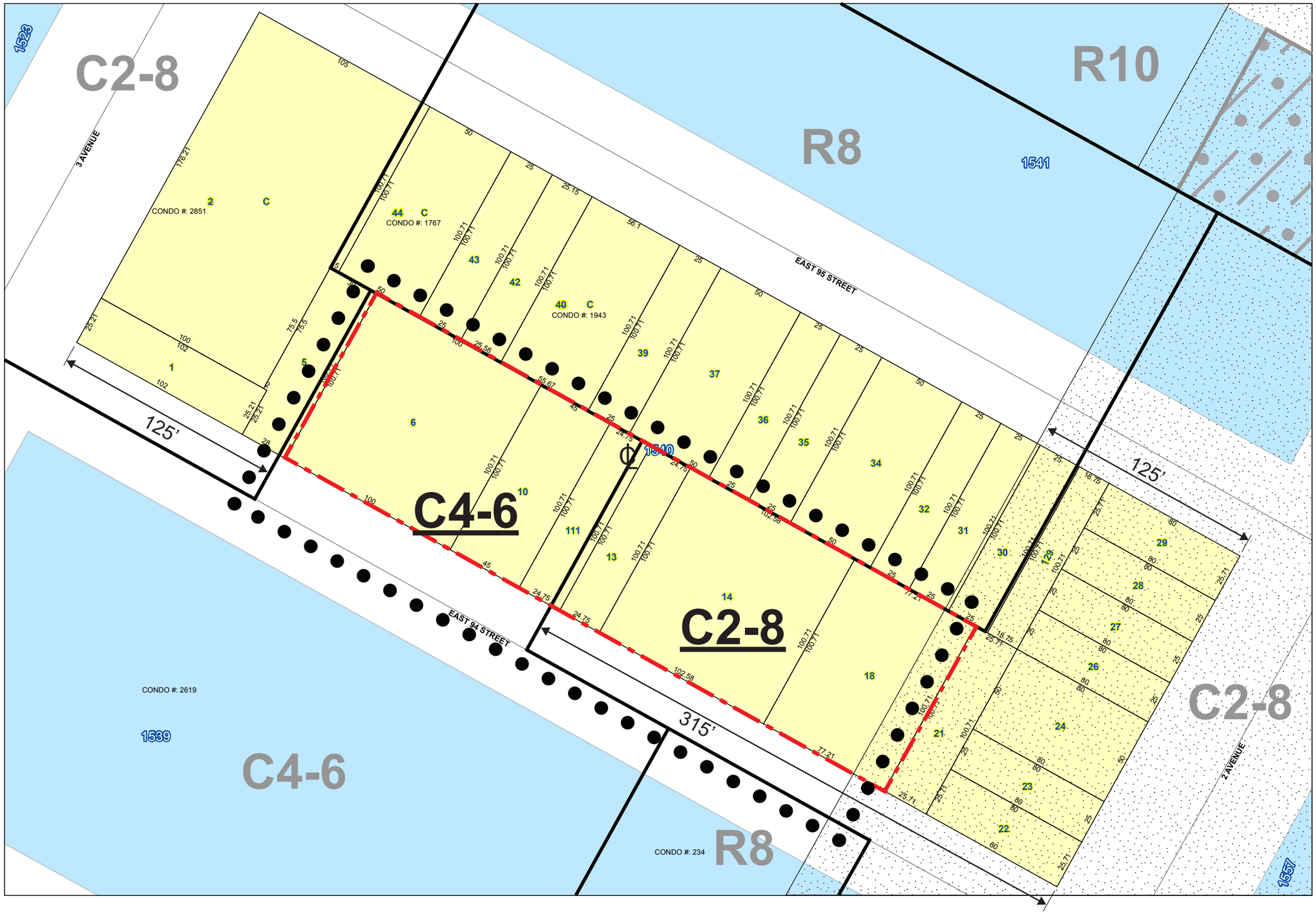
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

NYC Finance

NYC Digital Tax Map

Effective Date : 04-18-2018 09:14:07
End Date : Current

Manhattan Block: 1540



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Proposed Development Site

Area Proposed to be Rezoned

Zoning District Line

Existing C2-5 Overlay

Existing Special District - Special Transit Land Use District

M1-4 Existing Zoning District

C4-6 Proposed Zoning District

Land Use / Area Map

207-245 East 94th Street, Manhattan (Borough 1)
Block 1540, p/o Lot 5, Lot 6, 10, 111, 13, 14, 18, p/o Lot 21

Project Information

- 600' Radius
- Development Site
- Rezoning Area
- Special Transit Land Use District (TA)
- Zoning Districts
- Subway Entries
- 1540 Block Numbers
- Property Lines
- 2 Number of Floors

- C1-1 Overlay
- C1-2 Overlay
- C1-3 Overlay
- C1-4 Overlay
- C1-5 Overlay
- C2-1 Overlay
- C2-2 Overlay
- C2-3 Overlay
- C2-4 Overlay
- C2-5 Overlay

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential/Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



0 200' 400' 600'

N

June, 2023



01 View northeast facing 2nd Avenue from 93rd Street



02 View north from the intersection of 94th Street and 2nd Avenue



03 View northwest for subway entrance



Photographs Taken on
April 4, 2023

207-245 EAST 94TH STREET

Title: Existing Condition

Scale: Current Photo



01 View north across 94th Street



02 View southeast facing 94th Street



03 View northeast from the intersection of 3rd Avenue and E 94th Street



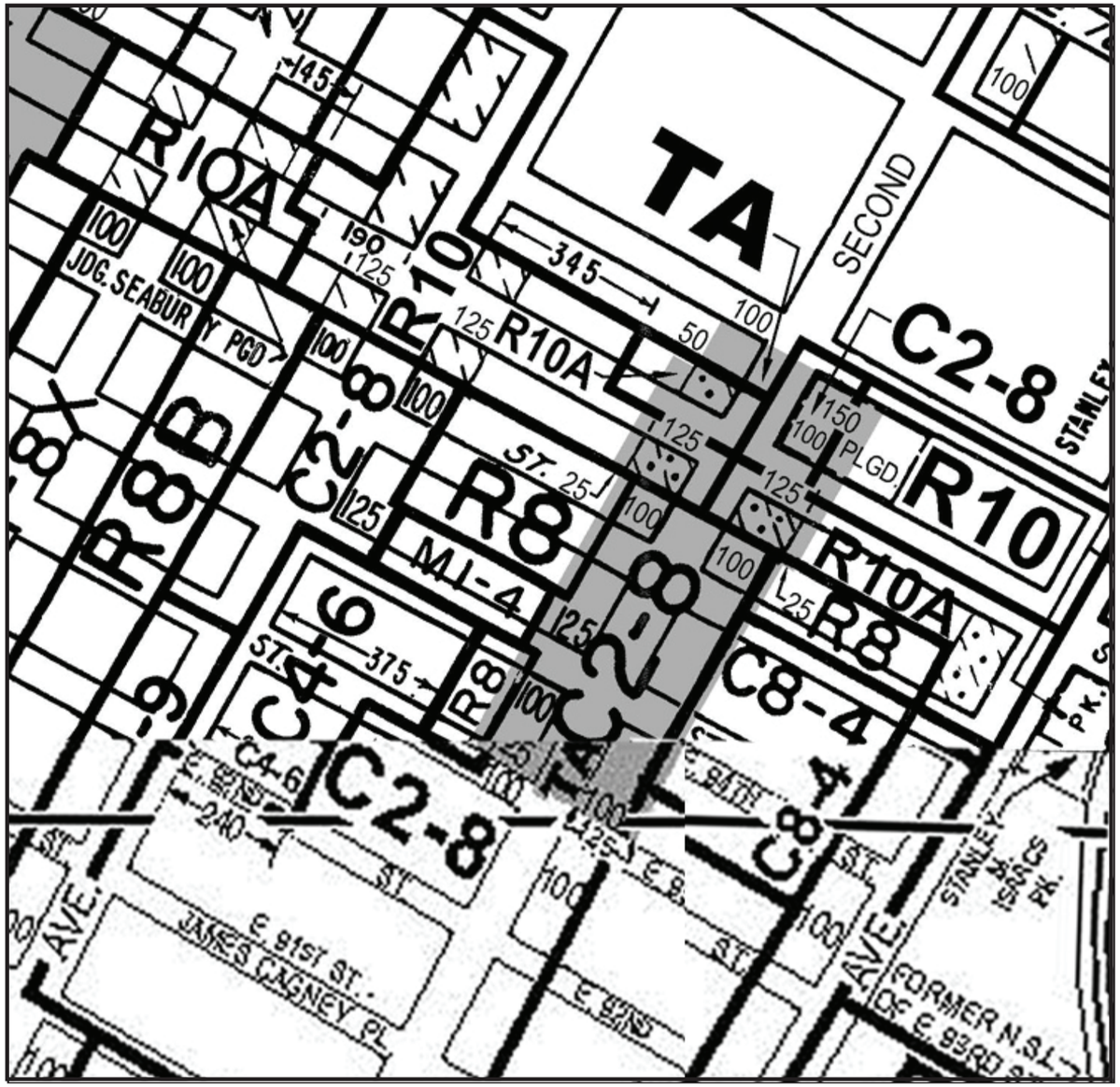
Photographs Taken on
April 4, 2023

207-245 EAST 94TH STREET

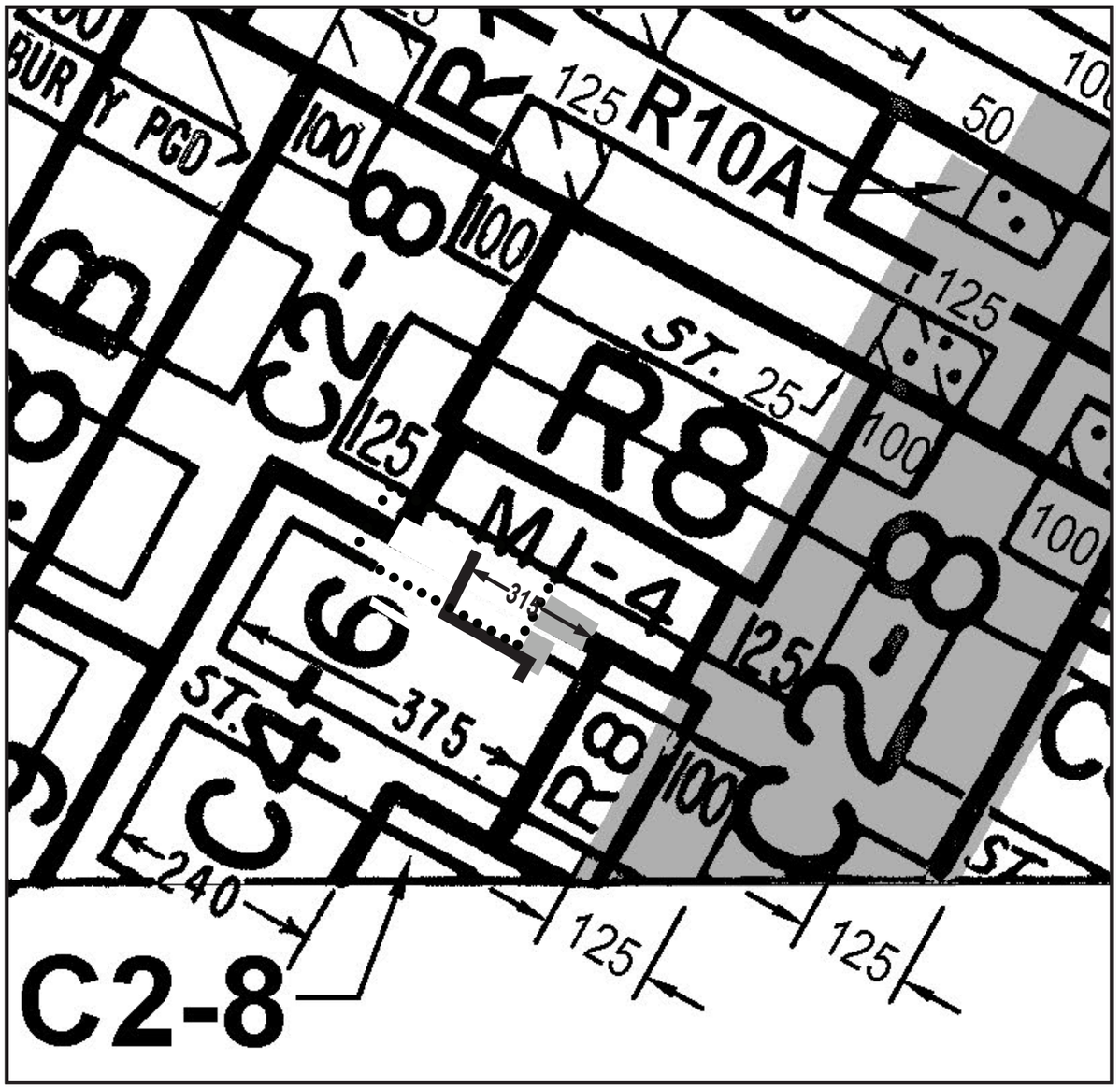
Title: Existing Condition

Scale: Current Photo

Zoning Change Map



Current Zoning Map (6b & 9a)



Proposed Zoning Map (6b & 9a) -
Area being rezoned is outlined with dotted lines
Rezoning from M1-4 to C2-8 and C4-6

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

East 94th Street Rezoning

June 6, 2023

Matter <u>underlined</u> 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.

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

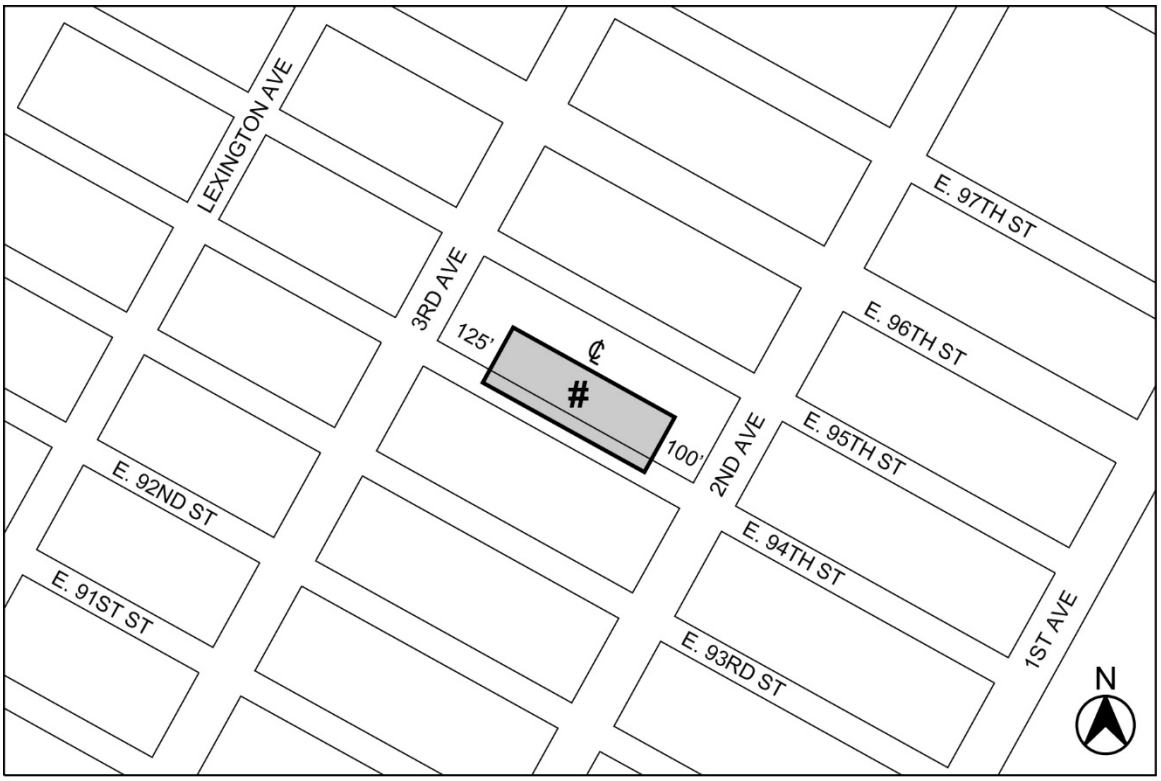
MANHATTAN

Manhattan Community District 8

* * *

<u>Map 2 - [date of adoption]</u>

[PROPOSED MAP]



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

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

Portion of Community District 8, Manhattan

* * *