



CITY PLANNING COMMISSION

May 24, 1995/Calendar No. 28

N 940310 ZRM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 200 of the New York City Charter for amendment of the Zoning Resolution of the City of New York, relating to Article XI, Chapter 1, Section 111-00, to modify the use and bulk regulations and the boundaries of the Special Lower Manhattan Mixed Use District.

The application for amendment of the Zoning Resolution was filed by the Department of City Planning on December 30, 1993. The amendments pertain to the regulations of Article XI, Chapter 1, the Special Lower Manhattan Mixed Use District, including Section 111-02 (General Provisions), Section 111-03 (District Map), Section 111-10 (Special Use Regulations), Section 111-20 Minor Modifications) and Appendix A (Special Lower Manhattan District Map).

RELATED ACTION

In addition to the amendments of the Zoning Resolution, which are the subject of this report, implementation of the proposal requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 940309 ZMM An application for amendment to the Zoning Map to change from C6-4 and M1-5 districts to C6-4A, C6-3A and C6-2A districts in the area generally bounded by N. Moore, Walker and White streets on the north, Broadway and Lafayette Street on the east, Murray Street on the south and Greenwich Street on the west.

BACKGROUND

The background of proposed amendments of the Zoning Resolution (N 940310 ZRM) is set forth in the report on the related application for a zoning map amendment (C 940309 ZMM).

ENVIRONMENTAL REVIEW

This application (N 940310 ZRM), in conjunction with the application for the related zoning map amendment, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., and the City Environmental Quality Review (CEQR)

Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 95DCP010M. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the proposed actions, a negative declaration was issued on December 19, 1994.

UNIFORM LAND USE REVIEW PROCEDURE

This application (N 940310 ZRM), in conjunction with the application for the related zoning map amendment, was certified as complete by the Department of City Planning on December 19, 1994, and was duly referred to Community Board 1 and the Borough President in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application (N 940310 ZRM), in conjunction with the application for the related zoning map amendment, on January 19, 1995, and, on February 21, 1995, by a vote of 28 to 3 with two abstentions, adopted a resolution recommending approval of the applications with certain modifications proposed for the LMM text amendment.

A summary of the recommendations of Community Board 1 appears in the report on the related application for a zoning map amendment (C 940309 ZMM).

Borough President Recommendation

This application (N 940310 ZRM), in conjunction with the application for the related zoning map amendment, was considered by the Borough President of Manhattan who, on March 27, 1995, issued a recommendation approving the applications subject to modifications.

A summary of the Borough President's recommendations appears in the report on the related application for a zoning map amendment (C 940309 ZMM).

City Planning Commission Public Hearing

On April 12, 1995 (Calendar No. 5), the City Planning Commission scheduled April 26, 1995, for a public hearing on this application (N 940310 ZRM). The hearing was duly held on April 26, 1995 (Calendar No. 13), in conjunction with the public hearing on the application for the related zoning map amendment.

There were a number of appearances, as described in the report on the related application for a zoning map amendment (C 940309 ZMM), and the hearing was closed.

CONSIDERATION

A full consideration and analysis of the issues, and the reasons for approving the proposal as adopted, are set forth in the report on the related application for a zoning map amendment (C 940309 ZMM).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the actions described herein will have no significant impact on the environment; and be it further

RESOLVED, that the City Planning Commission, pursuant to Section 200 of the New York City Charter, that the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in Underline is new, to be added;

Matter in ~~Strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10; and

* * * indicates where unchanged text would appear in the Zoning Resolution.

Article XI

Special Purpose Districts (continued)

Chapter 1

Special Lower Manhattan Mixed Use District

111-00

N 940310 ZRM

GENERAL PURPOSES

The "Special Lower Manhattan Mixed Use District" established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) to retain adequate wage, job producing stable industries within Lower Manhattan;
- (b) to protect light manufacturing and to encourage stability and growth in Lower Manhattan by permitting light manufacturing and controlled residential uses to coexist where such uses are deemed compatible;
- (c) to provide a limited new housing opportunity of a type and at a density appropriate to this ~~industrial~~ mixed use zone;
- (d) to insure the provision of safe and sanitary housing units in converted buildings; and
- (e) to promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

111-01

Definitions

* * *

111-02

General Provisions

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations, #accessory uses#, open and enclosed, and changes in #uses# within the Special District.

#Loft dwellings# and #joint living-work quarters for artists# are permitted #uses# within the Special District, ~~and are~~ subject to the #bulk# ~~requirements~~ regulations of Section 111-11 (Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists),₂ and #loft dwellings# are the only permitted #residential use# in #buildings# designed for non-

#residential use# and erected prior to December 15, 1961. #Loft dwellings# and #joint living-work quarters for artists# converted under the provisions of this Chapter are not subject to the provisions of Section 32-42 (Location within Buildings).

A #home occupation# may occupy a #loft dwelling# as an #accessory use# in excess of the #floor area# limitations of Section 12-10 (DEFINITIONS), and subject to the following:

(a)Businesses operated as #home occupations# may have up to three non-#residential# employees.

(b)Notwithstanding the limitation on #uses# listed in Section 12-10, a #home occupation# may include a permitted #commercial# or permitted #manufacturing use#. It shall not include the sale of merchandise produced elsewhere.

(c)The Commissioner of Buildings may issue rules and regulations setting forth appropriate standards to implement the intent of this Section.

Museums or non-commercial art galleries are permitted #uses# within Areas B1 and B2 of the Special District in accordance with the provisions of Section 111-105 (Museums or non-commercial art galleries), and are subject to the ~~#bulk# requirements~~ regulations applicable ~~for to~~ #manufacturing uses# in Areas A1, B1, and B2, ~~and to the #bulk# requirements of Section 111-104 in Areas A2 and A3.~~

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect.

111-03

District Map

The District Map for the #Special Lower Manhattan Mixed Use District# (Appendix A) identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Lower Manhattan Mixed Use District#. These areas are as follows:

Area A1 — General Mixed Use Area

Area A2 — Limited Mixed Use Area (Commercial and Residential Uses)

Area A3 — Limited Mixed Use Area (Commercial and Residential Uses)

Area A4 - General Mixed Use Area

Area B1 — Limited Mixed Use Area

Area B2 — Limited Mixed Use Area

111-10

SPECIAL USE REGULATIONS

111-101

Location of permitted uses in buildings containing loft dwellings or joint living-work quarters for artists.

~~(a) Within Area A1, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the second #story#.~~

~~(b) Within Areas A2 and A3, #dwelling units# or #loft dwellings# are not permitted below the floor level of the second #story#.~~

~~(c) Within Areas B1 and B2, #loft dwellings# and #joint living-work quarters for artists# are not permitted below the floor level of the third #story#.~~

111-102

Ground floor Use restrictions

(a) Areas A1 and A4

Ground floor spaces in separate #buildings# may not be combined for #uses# in Use Groups 3, 4, 5 and 6, except in those #buildings# having frontage on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway.

(b)Except in Areas A2 and A3 B1 and B2

(i)Use of the ground floor in #buildings# constructed prior to March 10, 1976 shall be restricted to #uses# listed in Use Groups 7, 9, 11, 16, 17a, 17b, 17c, or 17e, except that where a #use# other than these occupied the ground floor of a #building# prior to March 10, 1976, it shall be permitted in conformance with the underlying district regulations.

(ii)In #buildings# having frontage on ~~Chambers Street~~, Greenwich Street, West Street, Hudson Street, West Broadway or Canal Street, ground floor #uses# shall be permitted in conformance with the underlying districts, except as provided in Section 111-103, paragraph (c).

(b)where such #use# occupied the ground floor of a #building# prior to March 10, 1976, ground floor #uses# shall be permitted in conformance with the underlying districts.

111-103

Additional use ~~restrictions~~ regulations

(a)Within Areas A2 and A3, for all #developments# or #enlargements#, #extensions#, or changes of #use#, #uses# located on the ground floor level, or within five feet of #curb level#, shall be limited to #uses# in Use Groups five through 12.

(a)In Areas A1 and A4

(1)#Uses# in Use Groups 16 and 17 shall be permitted, except the following #uses# are prohibited in all #buildings#:

(i)within Use Group 16A: crematoriums, poultry or rabbit killing establishments, unenclosed automobile, boat, motorcycle or trailer sales, motorcycle rentals;

(ii)all Use Group 16B #uses#, except #automotive service stations# by special permit pursuant to Section 73-21 (Automotive Service Stations);

(iii)all Use Group 16C #uses#;

(iv)within Use Group 16D: dry cleaning or cleaning or dyeing establishments, with no limitation on type of operation, solvents, #floor area#, or capacity per establishment;

(v)within Use Group 17B: manufacture of aircraft, automobiles, trucks, trailers, boats, motorcycles or chemicals; and

(vi)all Use Group 17C #uses#, except agriculture.

(2)The following #uses# are prohibited in #buildings# that do not front on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway:

(i)all Use Group 8A #uses#;

(ii)all Use Group 8D #uses#;

(iii)all Use Group 10A #uses#, except depositories, photographic or motion picture studios, radio or television studios; and

(iv)all Use Group 12A #uses#.

(3)In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, the following retail facilities shall be limited to 20,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 111-40:

(i)all #uses# in Use Groups 6A and 6C;

(ii)all #uses# in Use Group 10 with parking categories B or B1; and

(iii)the above #uses# when listed in other use groups.

Separate #buildings# on separate #zoning lots# may not be combined for #uses# in Use Groups 6A and 6C and all #uses# in Use Group 10 with parking categories B or B1.

In addition, in #buildings# not fronting on the above-listed #streets#, retail facilities in Use Groups 6A and 6C shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 111-40.

~~(b)Within In Areas B1 and Area B2,~~ #loft dwellings# and #joint living-work quarters for artists# shall be permitted in #buildings# where the #lot coverage# is less than 5,000 square feet. #Loft dwellings# and #joint living-work quarters for artists# shall be permitted in other #buildings or other structures# only by special permit of the City Planning Commission pursuant to Section 74-782 (Special permit) or by minor modification of the Chairman of the City Planning Commission pursuant to Section 111-202, paragraph (d) or (e).

~~However, within the Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District, #loft dwelling units# or #joint living-work quarters for artists# above the level of the second floor, which the Chairman of the City Planning Commission determines were occupied on March 1, 1984 shall be a permitted #use#, provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than January 12, 1986. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on March 1, 1984 shall be deemed to permit #residential use# as of right for such #loft dwelling units# or #joint living-work quarters for artists#.~~

~~(c)In all areas of the LMM District, e~~Eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, as listed

in Use Group 12A, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-244. In Areas A1, A2, A3 and A4, the Board of Standards and Appeals shall additionally find for establishments of any capacity with dancing, as listed in Use Group 12A, that primary ingress and egress for such #uses# may only be located on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, with only fire or emergency egress on other #streets#, and that no portion of such #use# may be located more than 100 feet, measured perpendicularly, from the above-listed streets. Furthermore, such #uses# are restricted as provided in paragraph (a)(2) of Section 111-103.

111-104

Special provisions for ~~a~~Areas A1, A2, A3, A4 and B2

(a)Area A1

The regulations applicable to a C6-2A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1)Maximum #floor area ratio#

The maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0.

(2)Special regulations for narrow #buildings#

A #building# or portion of a #building# may be constructed above the maximum height of #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow #buildings# or #enlargements#), provided the portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #steet wall# of the #building# facing a #narrow street#.

(a b)Area A2

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* * *

(b c)Area A3

* * *

(d)Area A4

The regulations applicable to a C6-3A District shall apply to all new #developments# and #enlargements#, except as set forth herein.

(1)Maximum #floor area ratio#

The maximum #floor area ratio# permitted on a #zoning lot# shall be 7.52.

(2)Height and setback regulations

The height and setback regulations of Section 35-25 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall not apply. In lieu thereof, the following height and setback regulations shall apply:

(i)Permitted obstructions

Permitted obstructions for all #buildings or other structures# shall be as set forth in Section 33-42 (Permitted Obstructions).

(ii)Measurement of height

Heights of all #buildings or other structures# shall be measured from the #base plane#.

(iii)Street wall location

The #street wall# of any #development# or #enlargement# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# not occupied by existing #buildings#, and shall rise to at least a height of 60 feet or the

height of the #building#, whichever is less. However, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection. Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. At any level above the ground floor, but at least 12 feet above the level of the #base plane#, recesses shall be permitted in the #street wall# for #outer courts# or articulation of #street walls# at the intersection of two #street lines# as set forth in this Section. The aggregate width of such recesses shall not exceed 30 percent of the width of the #street wall# at any level.

(iv)Maximum height of street walls and required setbacks

The maximum height of a #street wall# before setback shall be 85 feet or the height of an adjoining #building# fronting on the same #street line# with a height of at least 60 feet, whichever is less. Setbacks are required for all portions of #buildings# that exceed these maximum #street wall# heights. At a height not lower than 60 feet nor higher than 85 feet, or the height of an adjoining #building# fronting on the same #street line# which is less than 85 feet, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that such dimensions may include the depth of any permitted recesses in the #street wall#.

(v)Maximum building height

No #building or other structure# shall exceed a height of 135 feet.

(vi)Vertical enlargements of low buildings

Existing #buildings# with #street walls# less than 60 feet in height may be vertically enlarged by up to one #story# or 15 feet, whichever is less, without regard to the #street wall# location provisions of paragraph (iii) above.

3.Special regulations for narrow #buildings#

A #building# or portion of a #building# may be constructed above the maximum height of #street wall# permitted pursuant to Section 23-692 (Height limitations for narrow #buildings# or #enlargements#), provided such portion of a #building# exceeding such height limitation does not exceed a height of one #story# or 15 feet, whichever is less, and provided such portion of a #building# is set back at least 10 feet from the #street wall# of the #building# facing a #wide street#, and 15 feet from the #steet wall# of a #building# facing a #narrow street#.

(e) ~~In a~~ Area B2

In area B2 except as modified by the express provisions of this Chapter, the underlying district regulations are superseded and replaced by the regulations applicable in M2-4 Districts.

111-105

Museums or non-commercial art galleries

(a) ~~As of right:~~ In Areas B1 and B2

In any #building#, a museum or non-commercial art gallery is permitted on the ground floor where a #use# in Use Group 6 is permitted pursuant to the provisions of Section 111-102, ~~111-103, or 111-201 (b)~~, and above the ground floor where #joint living-work quarters for artists# or #loft dwellings# are permitted pursuant to the provisions of Sections 111-101, or 111-103, or 111-201 (a).

(b) ~~By authorization of the City Planning Commission:~~

~~In Area A1, the City Planning Commission may authorize a museum or non-commercial art gallery where it is not permitted as of right, provided that the Commission finds that:~~

~~(1)the #use# of such space as a museum or non-commercial art gallery will not harm #manufacturing uses# in the LMM District or the industrial sector of the City's economy; and~~

~~(2)any commercial or manufacturing tenants in such space were given the opportunity by the owner or predecessor in title to remain in the spaces at fair market rentals, and the property owner or predecessors in title did not cause the vacating of the space through harassment, non-renewal of leases, or the charging of rents in excess of the then fair market value.~~

~~The Commission shall refer a copy of any application for authorization pursuant to this Section to the #Industrial Loft Advisory Council#, the Office for Economic Development, and to the Department of Cultural Affairs, each of which shall have thirty days to comment upon such application. The Commission may set such conditions on the grant of an authorization to allow such #uses# as it deems necessary to protect #manufacturing uses# or the industrial sector of the City's economy. In no case shall such museum or non-commercial art gallery occupy more than 65,000 square feet of #floor area#.~~

111-11

Bulk Regulations for Buildings Containing Loft Dwellings or Joint Living-Work Quarters for Artists

#Joint living-work quarters for artists# located within the district shall comply with all the #bulk# regulations of this Section applicable to #loft dwellings#.

111-111

Loft dwelling requirements

* * *

(b)(2)However, the minimum #loft dwelling# size and #yard# requirement may be replaced by the requirements of Section 15-026 for #loft dwellings#:

(i)for which a determination of #residential# occupancy on September 1, 1980 has been made pursuant to Section 111-201 paragraph (a); or

* * *

(d)No #building# in Areas B1 and B2 containing #loft dwelling# shall be #enlarged#, except that mezzanines constructed pursuant to Chapter 26 of the Administrative Code shall be allowed within individual #loft dwellings#, provided that the gross #floor area# of each mezzanine does not exceed 33 percent of the #floor area# contained within such #loft dwelling#.

111-112

Open space equivalent

* * *

111-20

MINOR MODIFICATIONS

~~111-201-~~

~~(a)The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living-work quarters for artists# below the floor level of the third #story# of a #building# may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~(1)has been vacant since March 10, 1976; or~~

~~(2)was occupied as a #loft dwelling# or #joint living-work quarters for artists# on September 1, 1980.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983. Such application may be filed by the owner of the #building# or the occupant of the #floor area# for which such modification is requested. For the purposes of Article 7C of the New York Multiple Dwelling Law, such determination of occupancy shall be deemed to permit #residential use# as of right for such #loft dwelling# or #joint living-work quarters for artists#.~~

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~~(b)The requirements of Section 111-102 relating to #use# restrictions for #floor area# on the ground floor may be modified provided that the Chairman of the City Planning Commission determines that such #floor area#:~~

~~(1)has been vacant since March 10, 1976; or~~

~~(2)was occupied on September 1, 1980 by a #use# permitted in the underlying district but not otherwise permitted pursuant to the provisions of Section 111-102.~~

~~A complete application for minor modification under this provision shall be filed not later than June 21, 1983.~~

111-202

On application, Chairman of the City Planning Commission may grant minor modifications to the following provisions of this Chapter:

(a)The requirements of Section 111-101 relating to location of #loft dwellings# or #joint living-work quarters for artists# below the floor level of the third #story# of a #building# in Areas B1 and B2, and Section 111-102, paragraph (b), relating to #use# restrictions in #floor area# on the ground floor may be modified provided that the Chairman of the Commission finds that the owner of the space has made a good faith effort to rent such space to a mandated #use# at fair market rentals.

Such efforts shall include but not be limited to:

advertising in local and city-wide press;

listing the space with brokers;

notifying the New York City Office of Economic Development; and

informing local and city-wide industry groups.

Such efforts shall have been actively pursued for a period of no less than six months for #buildings# under 3600 square feet and one year for #buildings# over 3600 square feet prior to the date of the application.

* * *

~~(e)The requirements of Section 111-103(b) relating to #loft dwellings# and #joint living work quarters for artists# in #buildings# having #lot coverage# of 5000 square feet or more within Area B1 bounded by Thomas Street, Hudson Street, Jay Street, Greenwich Street, North Moore Street, West Broadway, White Street, and the eastern boundary of the LMM Special District may be modified provided that:~~

~~(1)such #floor area# was occupied on March 1, 1984 as #loft dwellings# or #joint living work quarters for artists#, or consists of registered Interim Multiple Dwellings, or is found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law;~~

~~(2)such #building# consisted, on January 12, 1986, of two or more contiguous sections separated structurally by load bearing walls, with independent entrances, independent addresses, and other evidence of the independent functional use of each section of the #building#, which evidence may include but is not limited to separate deeds, separate tax lots, separate certificates of occupancy or separate utilities or systems for the entirety of each section of the #building#; and~~

~~(3)the section within which such #floor area# is located has a #lot coverage# of less than 5000 square feet of #lot area.#~~

A developer must send a copy of any request for modification pursuant to this Section to the applicable Community Board at least ten days prior to the next regularly scheduled Community Board meeting. If the Community Board elects to comment on such requests it must do so within 30 days of such notification.

111-21

Notice of Filing to Create Loft Dwellings or Joint Living-Work Quarters for Artists

* * *

111-22

Conversion Contribution

* * *

111-30

ENVIRONMENTAL CONDITIONS FOR AREAS A2 AND A3

* * *

111-40

SPECIAL PERMIT FOR CERTAIN LARGE RETAIL FACILITIES

The City Planning Commission may permit the total #floor area# of large retail facilities subject to Section 111-103 paragraph (a)(3) to exceed 20,000 square feet of #floor area#, including retail #cellar# space allotted to such #uses#, in #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, and 10,000 square feet of #floor area#, including retail #cellar# space allotted to such #uses#, in #buildings# fronting on other #streets#.

As a condition of granting a special permit for such large retail establishments, the Commission shall find that:

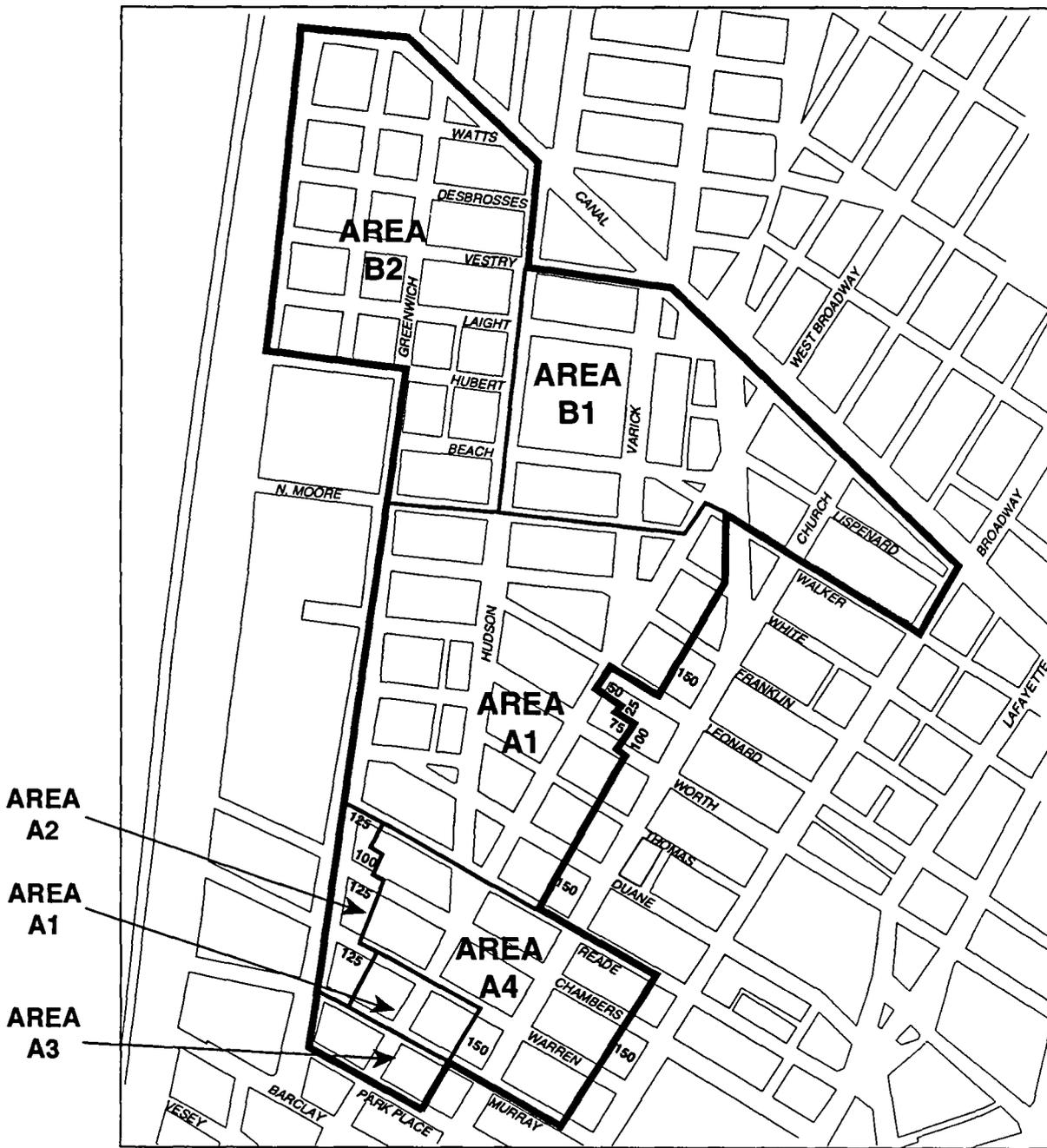
(a) such #development#, #enlargement#, #extension#, or change of #use# is so located as not to impair the essential character or the future use of or development of the surrounding area; and

(b) the #streets# providing access to the facility will be adequate to handle the vehicular and pedestrian traffic generated by such #use#.

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

APPENDIX A
Special Lower Manhattan Mixed Us District Map



Area A1: General Mixed Use Area
 Area A2: Limited Mixed Use Area
 Area A3: Limited Mixed Use Area
 Area A4: General Mixed Use Area
 Area B1: Limited Mixed Use Area
 Area B2: Limited Mixed Use Area

— District Boundary
 — Area Boundary

The above resolution (C 940310 ZRM), duly adopted by the City Planning Commission on May 24, 1995 (Calendar No. 28), is filed with the Office of the Speaker, City Council and the Manhattan Borough President, in accordance with the requirements of Section 200 of the New York City Charter.

Joseph B. Rose, Chairman
Victor G. Alicea, Vice-Chairman
Eugenie L. Birch, A.I.C.P., Amanda M. Burden, A.I.C.P., Alexander Garvin,
Anthony I. Giacobbe, Esq., William J. Grinker, Brenda Levin, Edward T. Rogowsky,
Jacob B. Ward, Esq., Commissioners

Ronald Shiffman, A.I.C.P., Commissioner Abstaining