Proposed Commercial Text Amendment:

LDGMA Commercial Regulation Updates

Staten Island Growth Management Task Force

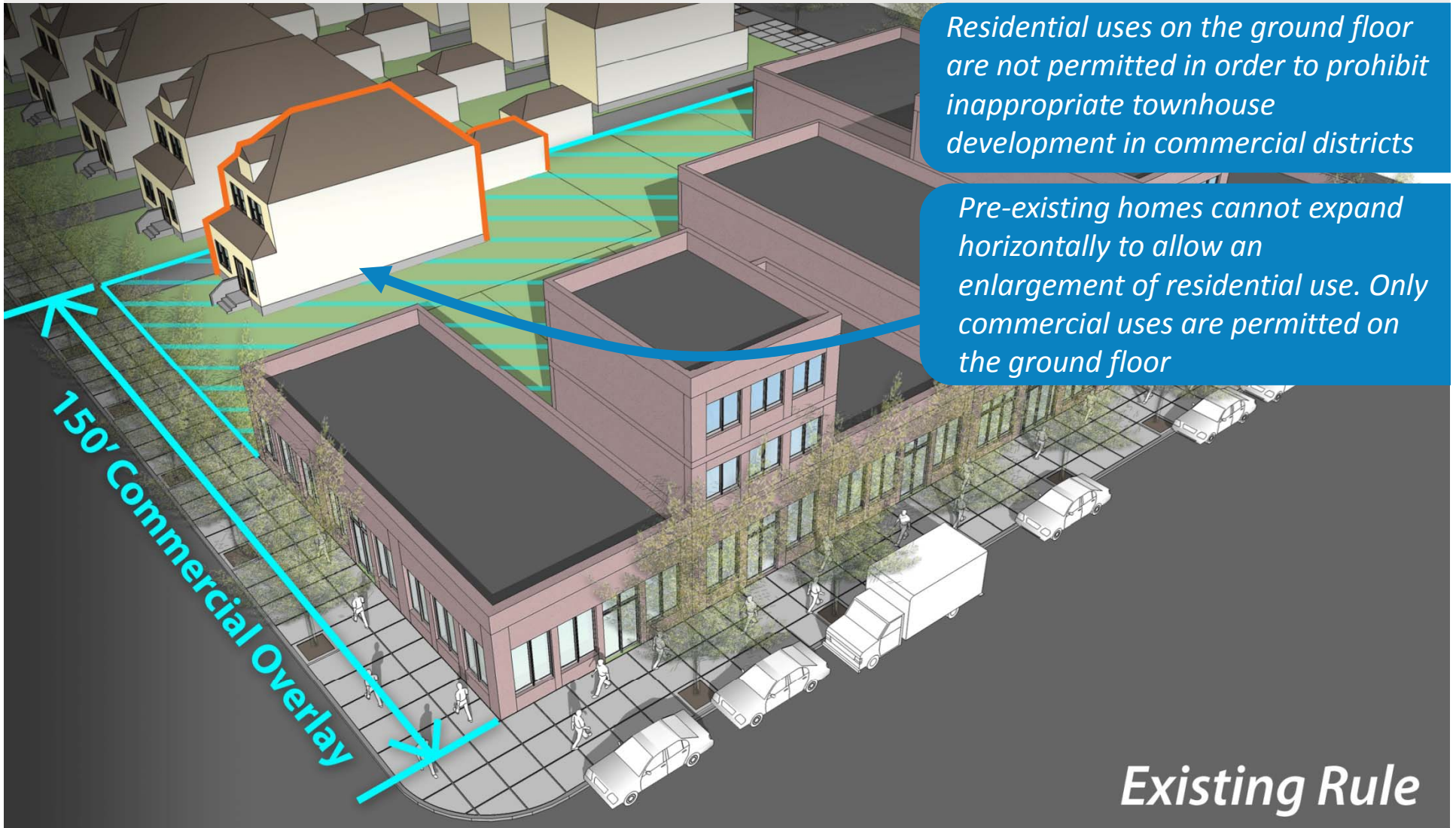
Commercial District Challenges

Commercial District Text Amendment

- Stricter commercial rules were adopted in Lower Density Growth Management Areas in October and December 2005
- Implementation and practice of those rules have identified several unanticipated challenges that have hampered appropriate development and should be corrected

Ground Floor Enlargements

EXISTING CONDITIONS

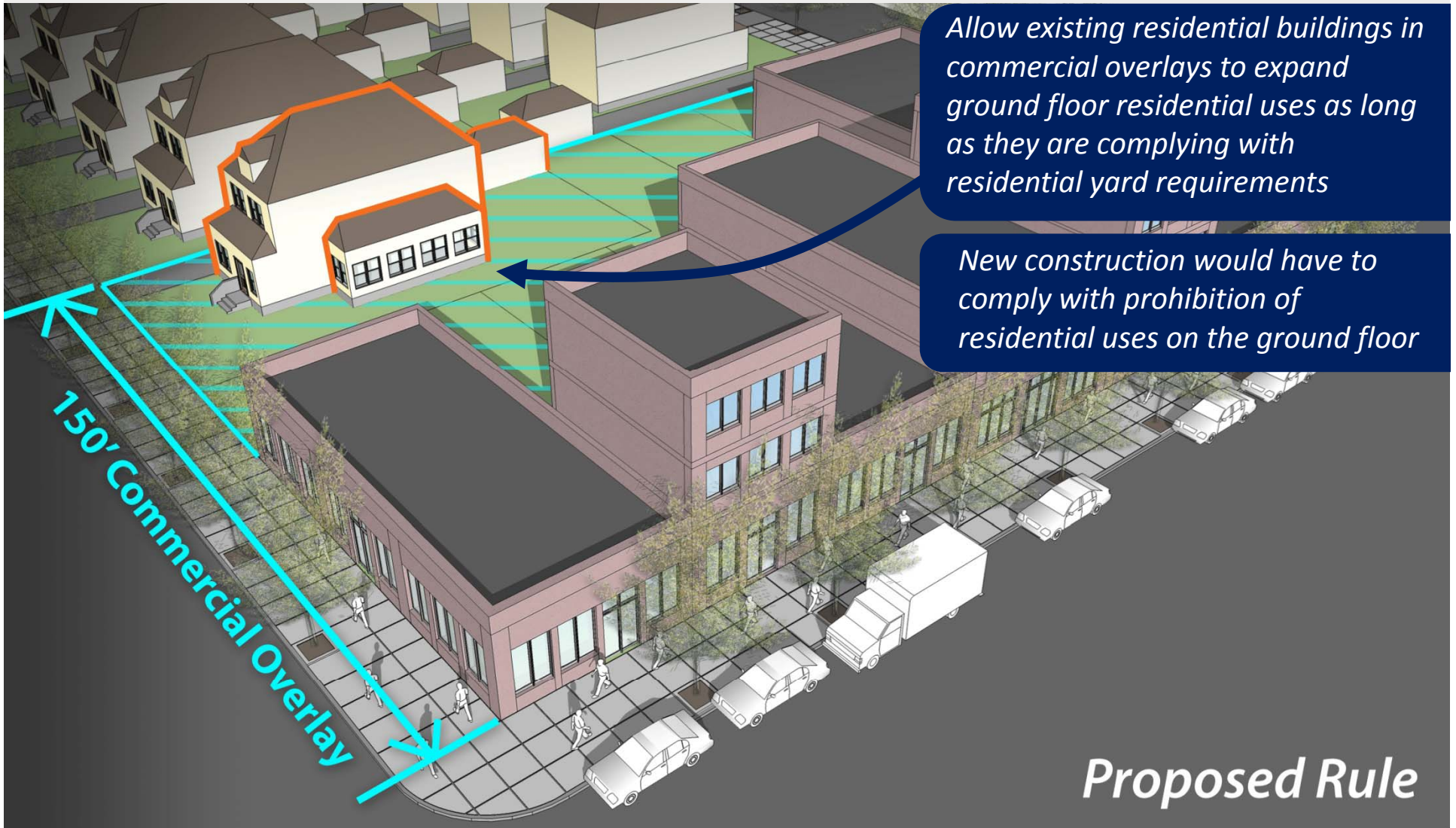


Residential uses on the ground floor are not permitted in order to prohibit inappropriate townhouse development in commercial districts

Pre-existing homes cannot expand horizontally to allow an enlargement of residential use. Only commercial uses are permitted on the ground floor

Ground Floor Enlargements

PROPOSED REGULATIONS

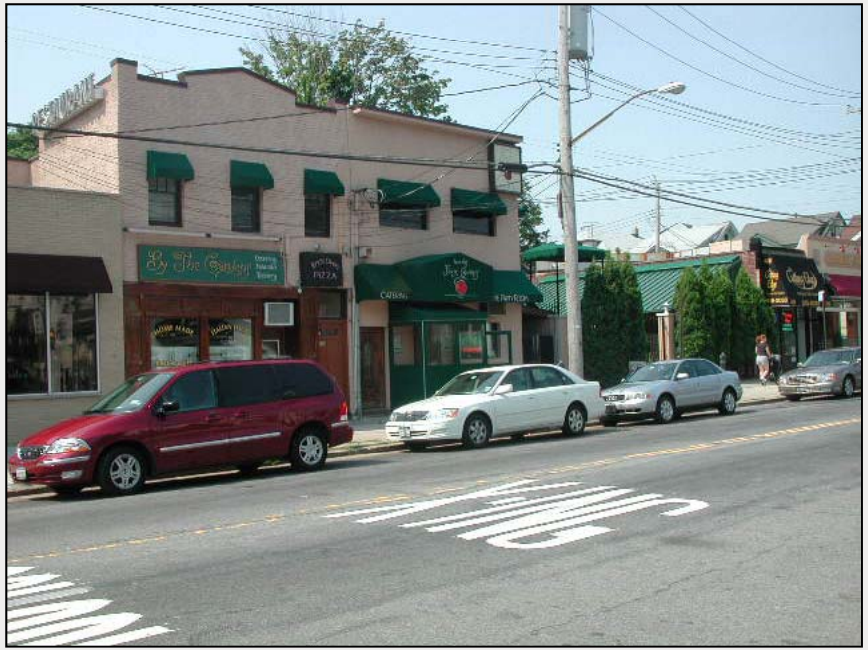


Narrow Lots *in Overlays Mapped in R4 and R5 Districts*

EXISTING CONDITIONS

- Staten Island's Town Center neighborhoods in R4 and R5 districts are characterized by pedestrian-friendly, mixed residential and retail buildings that create a lively neighborhood.

- On narrow lots the current regulations make the characteristic mixed-use buildings unlikely.



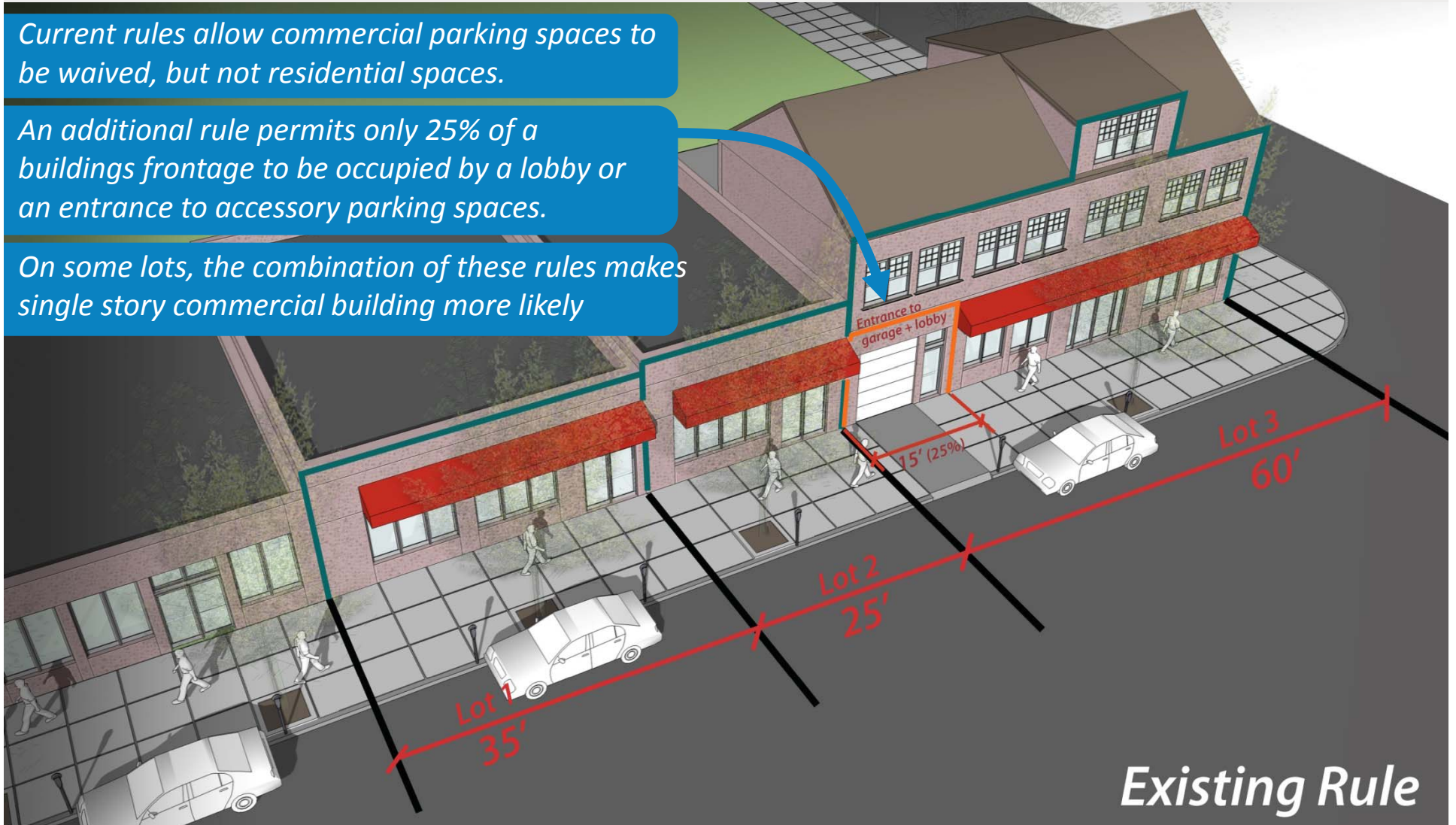
Lots *in Overlays Mapped in R4 and R5 Districts*

EXISTING CONDITIONS

Current rules allow commercial parking spaces to be waived, but not residential spaces.

An additional rule permits only 25% of a buildings frontage to be occupied by a lobby or an entrance to accessory parking spaces.

On some lots, the combination of these rules makes single story commercial building more likely

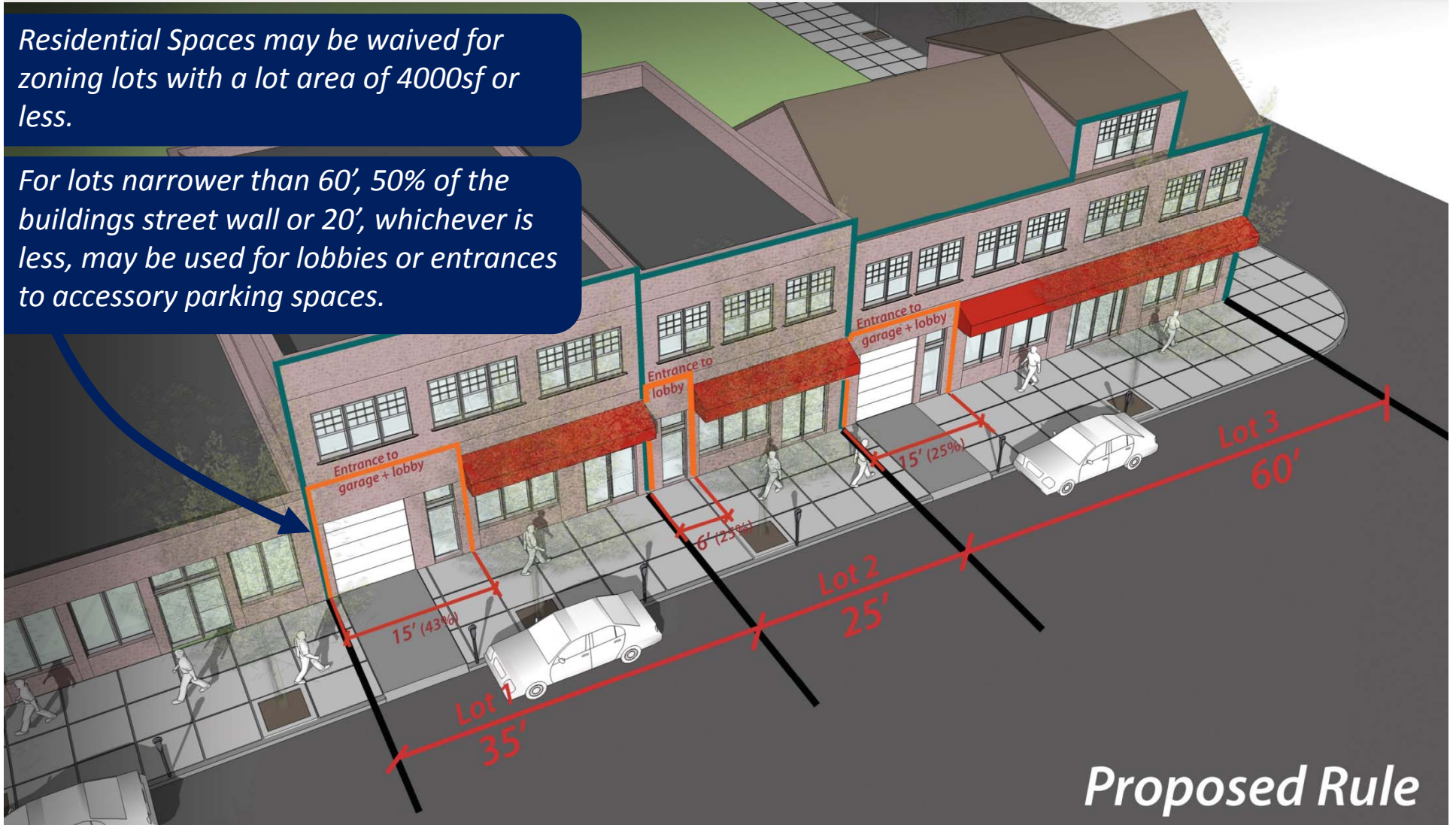


Narrow Lots *in Overlays Mapped in R4 and R5 Districts*

PROPOSED REGULATIONS

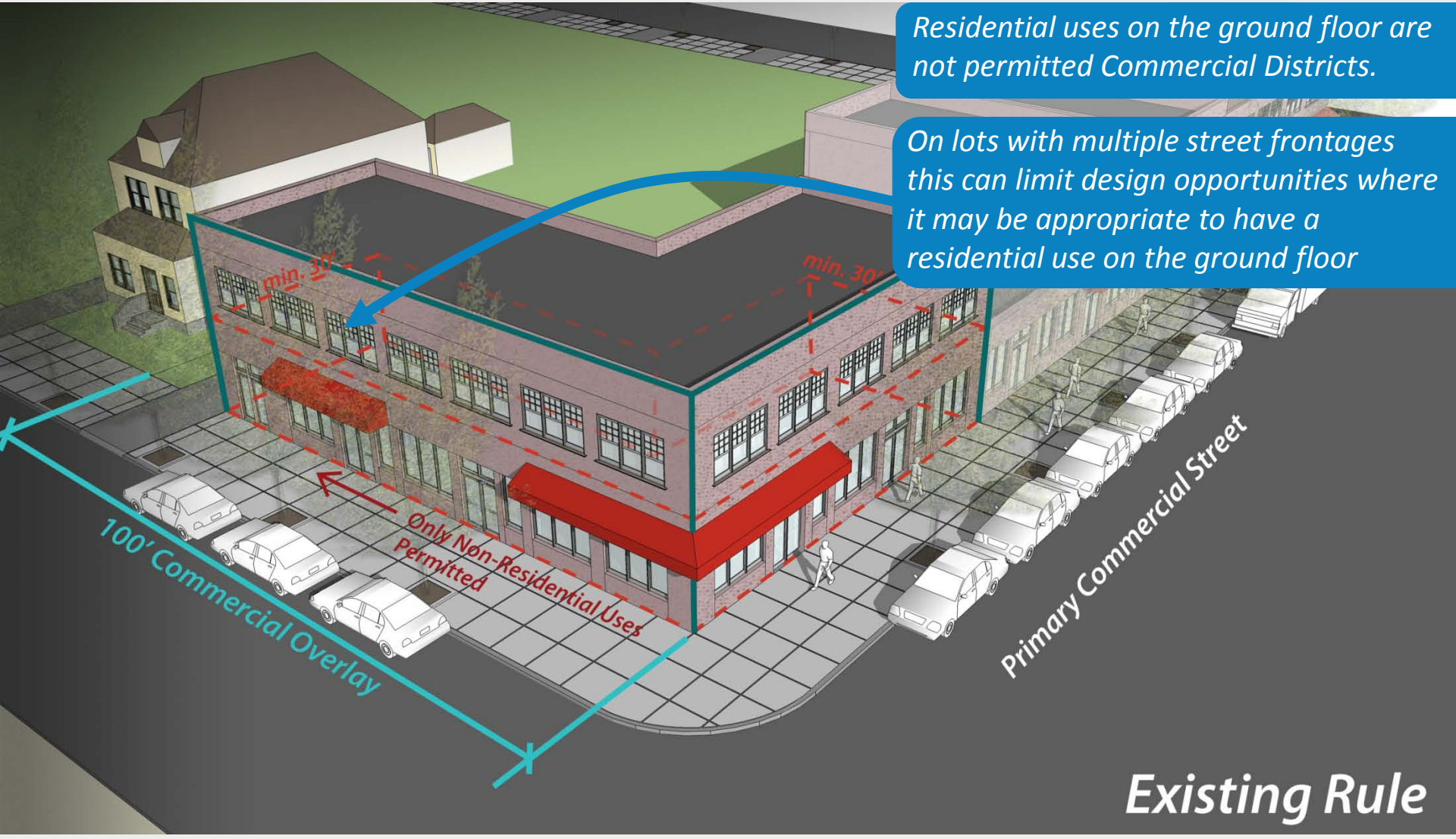
Residential Spaces may be waived for zoning lots with a lot area of 4000sf or less.

For lots narrower than 60', 50% of the buildings street wall or 20', whichever is less, may be used for lobbies or entrances to accessory parking spaces.



Corner Lots *in C1, C2 and C4 Districts*

EXISTING CONDITIONS

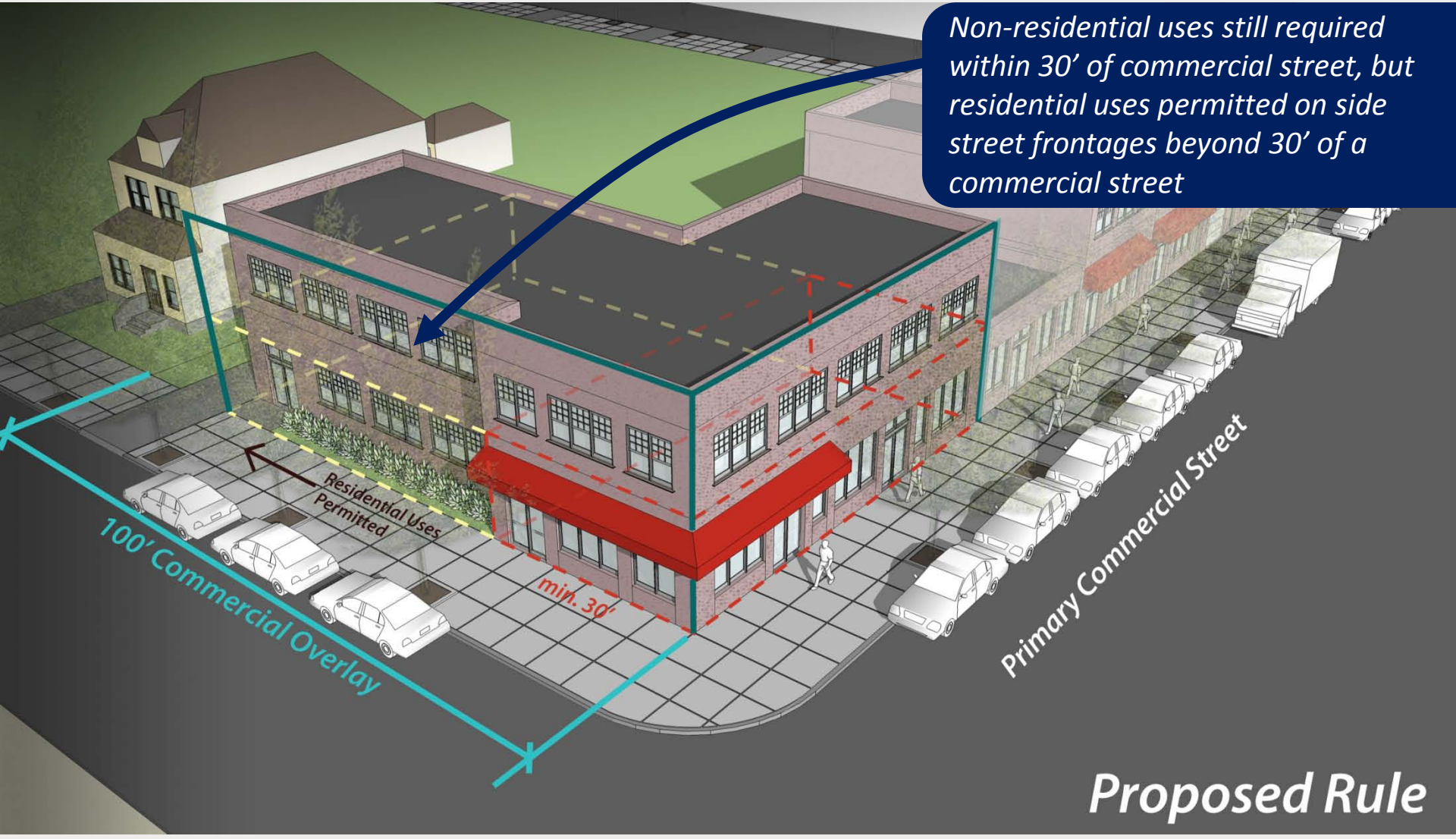


Residential uses on the ground floor are not permitted Commercial Districts.

On lots with multiple street frontages this can limit design opportunities where it may be appropriate to have a residential use on the ground floor

Corner Lots *in C1, C2 and C4 Districts*

PROPOSED REGULATIONS



Conflict with Hillsides District Rules

EXISTING CONDITIONS

- LDGMA commercial rules require commercial or mixed-use buildings located in commercial districts
- However, the Special Hillsides Preservation District requires a CPC authorization for commercial uses
- This creates a conflict in which a mandated use requires a CPC authorization and in most cases triggers an environmental review

Current rules tend to curtail retail reinvestment in Hillsides Commercial areas because of the mandatory CPC review

Conflict with Hillsides District Rules

PROPOSED REGULATIONS

- Eliminate the CPC Hillsides authorization for non-residential uses proposed in a commercial district
- Any commercial or non-residential development would still have to comply with all other steep slope and natural feature protections and file for any needed CPC Hillsides authorizations
- Commercial or non-residential development on flat sites would no longer require CPC Hillsides review

Review of retail development in Hillsides Commercial areas would be streamlined