

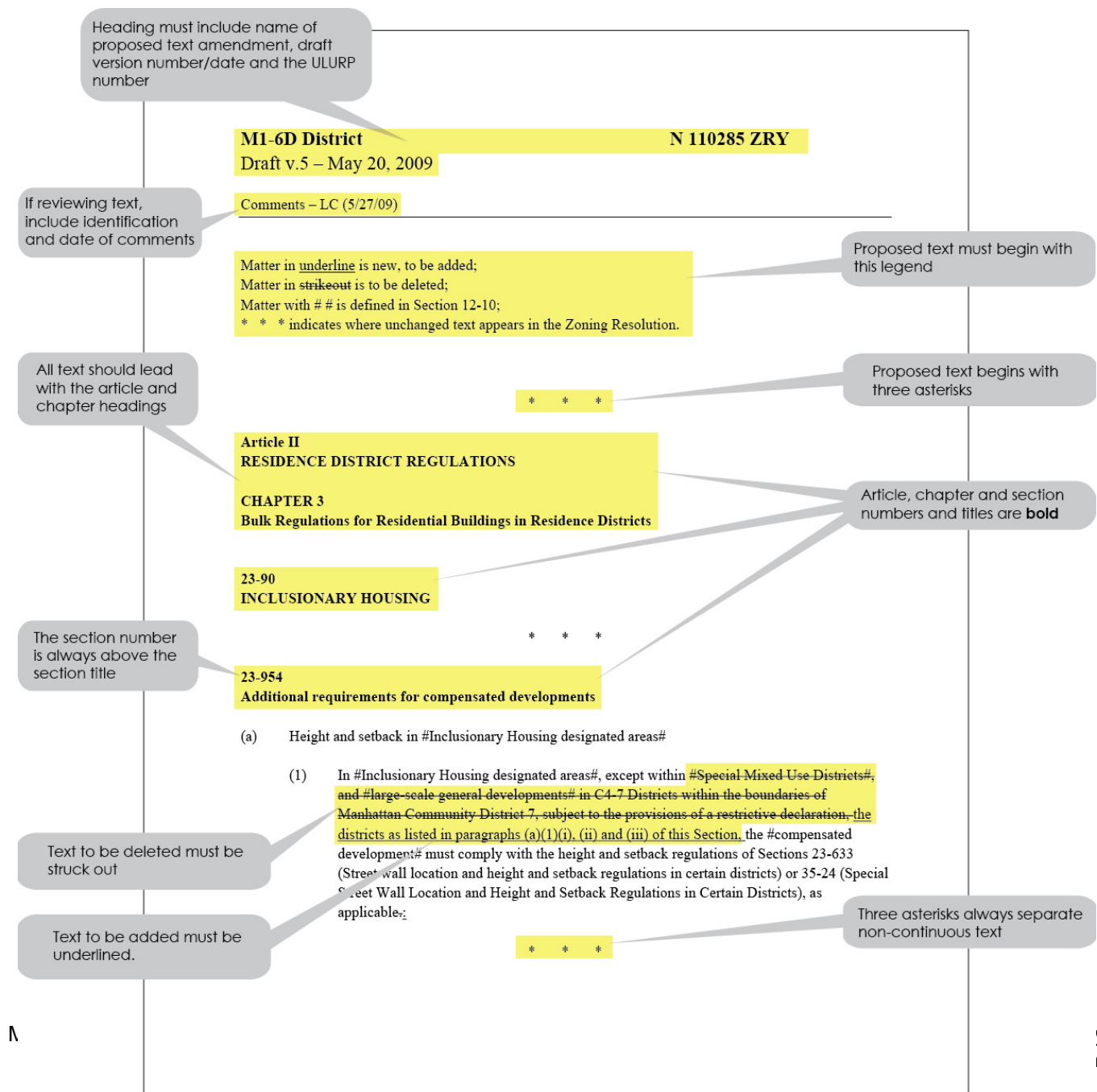
Zoning Resolution Text Amendment Sample

Version: 1.0

A Formatting Template for Zoning Text Amendments

The proposed text amendment will be attached to the end of Supplemental Form MM/ZM/ZR as part of the Land Use Review Application. Other parts of the LR application that will be covered in the Zoning Text Amendment Guidelines are: the LR form, Site Data (LR Form Attachment 2), Project Description (LR Form Attachment 3), Zoning Maps and requirements defined at Interdivisional Meeting.

(Although based upon actual texts, changes were made to illustrate key elements of a zoning text amendment.)



Header should include name of
proposed text amendment and
version number

M1-6D District – Draft v.5

- (2) In #Inclusionary Housing designated areas# within #Special Mixed Use Districts#, the #compensated development# must comply with the provisions of paragraphs (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, where the #Residence District# designation is an R6 District without a letter suffix, the #compensated development# must comply with the height and setback regulations of Section 23-633, regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**CHAPTER 1
Statement of Legislative Intent**

* * *

**41-10
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS**

**41-11
M1 Light Manufacturing Districts (High Performance)**

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residential development is residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5A and M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts; ~~and~~
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and
- (d) dwelling units in M1-6D Districts.

* * *

Delete current text before
adding proposed text

When breaking out a
sentence, each
segment must start
with a lower-case
letter and end with a
semi-colon; the next
to last segment should
end with "and" or
"or," as appropriate

Footer should include page
number and ULURP number

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CHAPTER 2
Use Regulations

* * *

42-02
Residential Use

M1-2D, M1-2D, M1-3D, M1-4D and M1-5D Districts, the #use# regulations governing M1 Districts shall apply, except that #residential uses# may be permitted by authorization of the City Planning Commission in accordance with the provisions of **Section 42-47** (Residential Uses in **M1-~~D~~ M1-1D through M1-5D** Districts), subject to the regulations of Sections 43-61 (Bulk Regulations for Residential Uses in **M1-~~D~~ M1-1D through M1-5D** Districts) and 44-28 (Parking Regulations for Residential Uses in **M1-~~D~~ M1-1D through M1-5D** Districts).

* * *

42-10
USES PERMITTED AS-OF-RIGHT

* * *

42-131
M1-5A and M1-5B Districts

M1-5A M1-5B

The regulations governing M1 Districts shall apply in M1-5A and M1-5B Districts except where the special #use# regulations set forth in Section 42-14, paragraph D. (Special Uses in M1-5A and M1-5B Districts) provide otherwise.

* * *

42-40
SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES

* * *

42-48
Supplemental Use Regulations in M1-6D Districts

Page 3 **N 110285 ZRY**

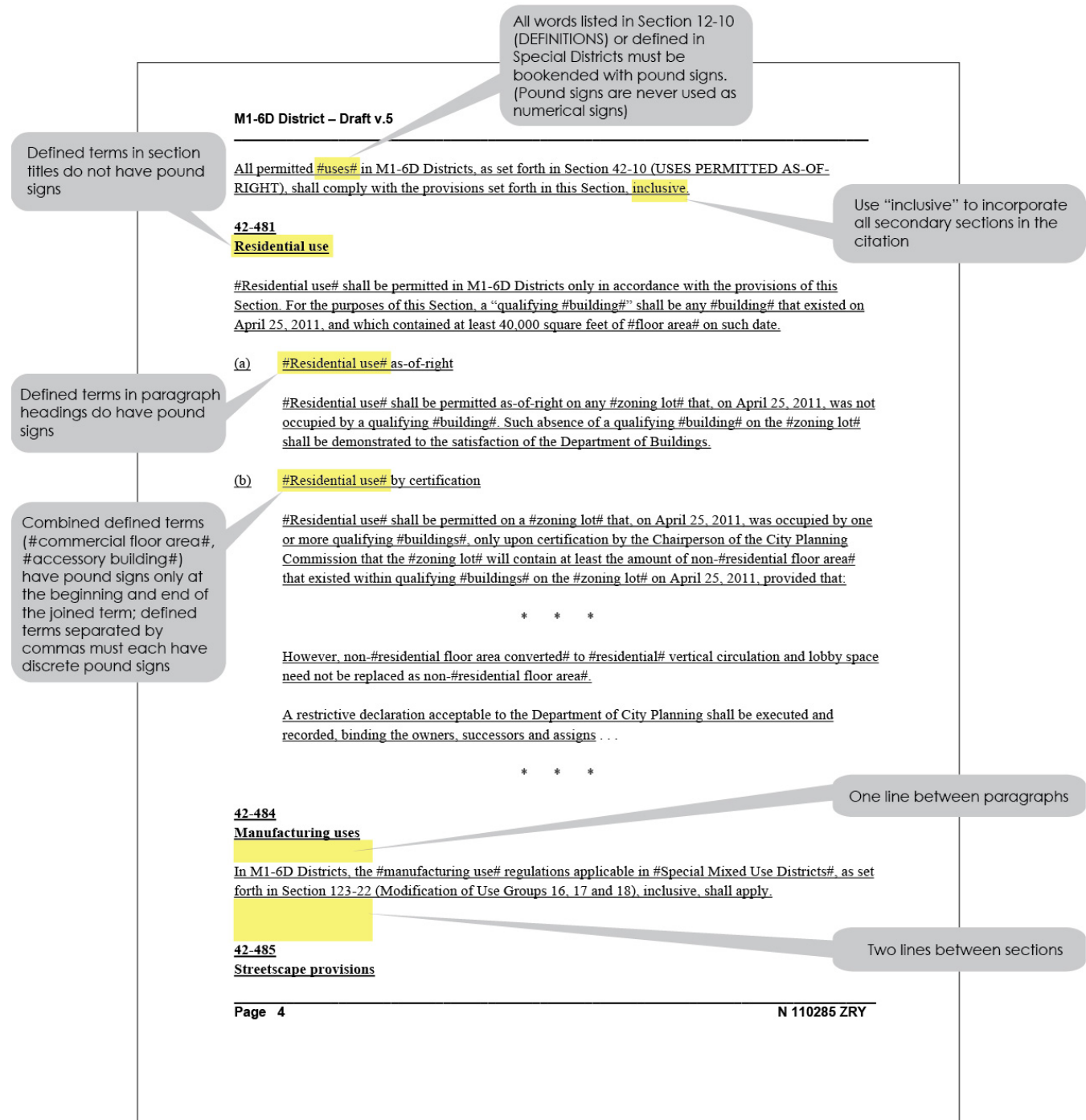
Check all cross-references. Insert cross-reference into text if there are changes in numbering, title or content

For clarity, when changing/inserting one or two-letters in the text, underline or strikeout entire word

Use main headings to identify context

Zoning district designations should be listed above the section text or a specific paragraph, as applicable. If the cited district(s) has an alphabetical or numerical extension, the text is applicable to that specific district only

Section number/title should always be on same page as text



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* * *

For any #development# or #enlargement# that includes a ground floor #street wall#, each ground floor #street wall# occupied by #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors. Such transparency shall occupy at least 50 percent of the surface area of that portion of the ground floor #street wall# located between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, above the level of the adjoining sidewalk. The lowest point of any such required transparency shall not be higher than four feet above the level of the adjoining sidewalk, with the exception of transom windows, and the minimum width of any such required transparency shall be two feet. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, the transparency requirements of this Section shall not apply to that portion of the ground floor level #street wall# occupied by an entrance to a parking facility.

Percent is to be spelled out in one word not two

The number 10 can be spelled out or not depending on how other numbers in the paragraph/section are represented

* * *

**CHAPTER 3
Bulk Regulations**

* * *

**43-122
Maximum floor area ratio for community facilities**

M1

In the district indicated, for any #community facility use# on a #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table:

FLOOR AREA RATIO FOR COMMUNITY FACILITIES IN MANUFACTURING DISTRICTS

Maximum Permitted #Floor Area Ratio#	Districts
2.40	M1-1
4.80	M1-2
6.50	M1-3 M1-4 M1-5
10.00	M1-6

Capitalize all titles for charts/tables

M1-6D District – Draft v.5

* * *

43-14

Floor Area Bonus for Arcades

M1-6

In the district indicated, except for M1-6D Districts, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

* * *

43-43

Maximum Height of Front Wall and Required Front Setbacks

M1 M2 M3

In all districts, as indicated, if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the following table, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the following table. Above such maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table.

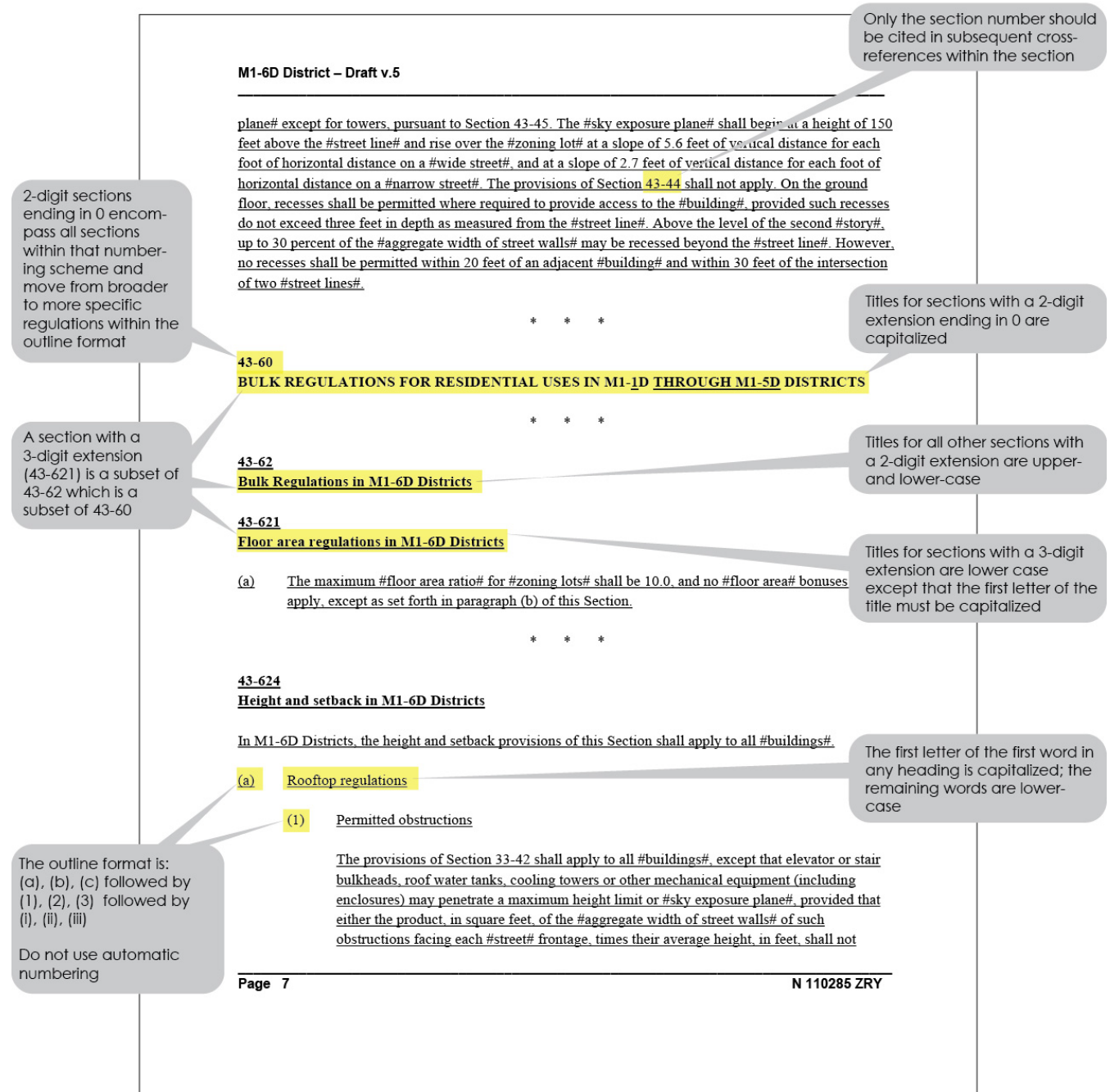
The regulations of this Section shall apply except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings# the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #street wall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure

When referring to a specific section or chapter, capitalize the initial letter

Numbers from one to nine should be spelled out in street names

Cited section titles should be added (in parentheses) the first time the section number is referenced. Not necessary if title is clear in context. Only the section number should be cited in subsequent cross-references within the section



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exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or provided that the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, on #narrow streets#, a maximum base height or #sky exposure plane# may be penetrated, as follows:

(i) **Structural columns**

Structural columns may penetrate a maximum height limit or #sky exposure plane#, provided that such columns are one story or less in height, have a #street wall# no greater than 30 inches in width, and are spaced not less than 15 feet on center.

(ii) **Dormers**

(a) On any #street# frontage, the aggregate width of all dormers at the maximum base height shall not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

* * *

(3) **Required setbacks and maximum #building# heights**

(i) **Along #wide streets#**

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 290 feet. In addition, the gross area of each of either the highest two or three #stories# of such #building# shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

* * *

The outline format is:
(a), (b), (c) followed by
(1), (2), (3) followed by
(i), (ii), (iii)

Do not use automatic
numbering

All tabs should be set at five
spaces

When referring to a subpara-
graph, the entire paragraph
should be cited in parenthe-
ses, for clarity

There are no punctuation
symbols after a heading

Three asterisks end
proposed text

General Notes

Note 1 – All acronyms must first be spelled out with initials in parenthesis before further use in a section [e.g., the Mayor's Office of Environmental Coordination (MOEC)]. This must be repeated if the acronym is cited again in another section.

Note 2 – For reference and archival purposes, always include the entire paragraph to be deleted as struck out text; do not just state: "Delete paragraph (a)."

Note 3 – When moving existing text around, renumbering and/or amending text, annotate how text was previously numbered. This is helpful for review by the Commission and DCP staff.

– e.g. 103-01 (includes previous 103-05)

~~Definitions~~ Establishment of Special Planned Community Preservation District

~~103-05~~ (text incorporated into 103-01)

~~Designation of Special Planned Community Preservation Districts~~

Note 4 – If referencing a term that is defined only in another chapter and not in Section 12-10, make sure to state that: "a #visual corridor#, as defined in the Special Harlem River Waterfront District, . . ."

Note 5 – There are appendices at the end of many special districts that feature area maps and supplemental information. There are also appendices to the entire Zoning Resolution that supplement other zoning regulations or offer additional material. Therefore, refer to each appendix as "of this Chapter" or "of this Resolution," as in "the provisions of this Section shall apply to existing #buildings# on #streets# designated by Map 5 in Appendix A of this Chapter."

Note 6 – When a text change involves a new use or a change of applicable districts for a use, such information must be added to the Index of Uses (Appendix A) as part of the amendment.

Note 7 – New footnotes should be indicated with superscript numbers and placed at the end of a section. If possible, change existing footnotes indicated by asterisks to superscript numbers. For sidewalk cafes (14-00), footnotes should be at the end of the list of locations for each borough. For tables/charts, footnotes should be below the table/chart.

Note 8 – The City Planning Commission, the Chairperson of the City Planning Commission, the City Council, etc., shall be referred to as the "Commission," the "Chairperson," the "Council," etc, in subsequent references.

The names of agencies shall be spelled out. If the agency will be referenced again within the section, the initials of the agency, in parentheses, should follow the original citation and the subsequent references to that agency should only cite the initials of the agency.

– e.g. " . . . shall be referred to the Department of Transportation (DOT). If the DOT . . . "

Note 9 – The word "shall" is mandatory; the word "may" is optional.