

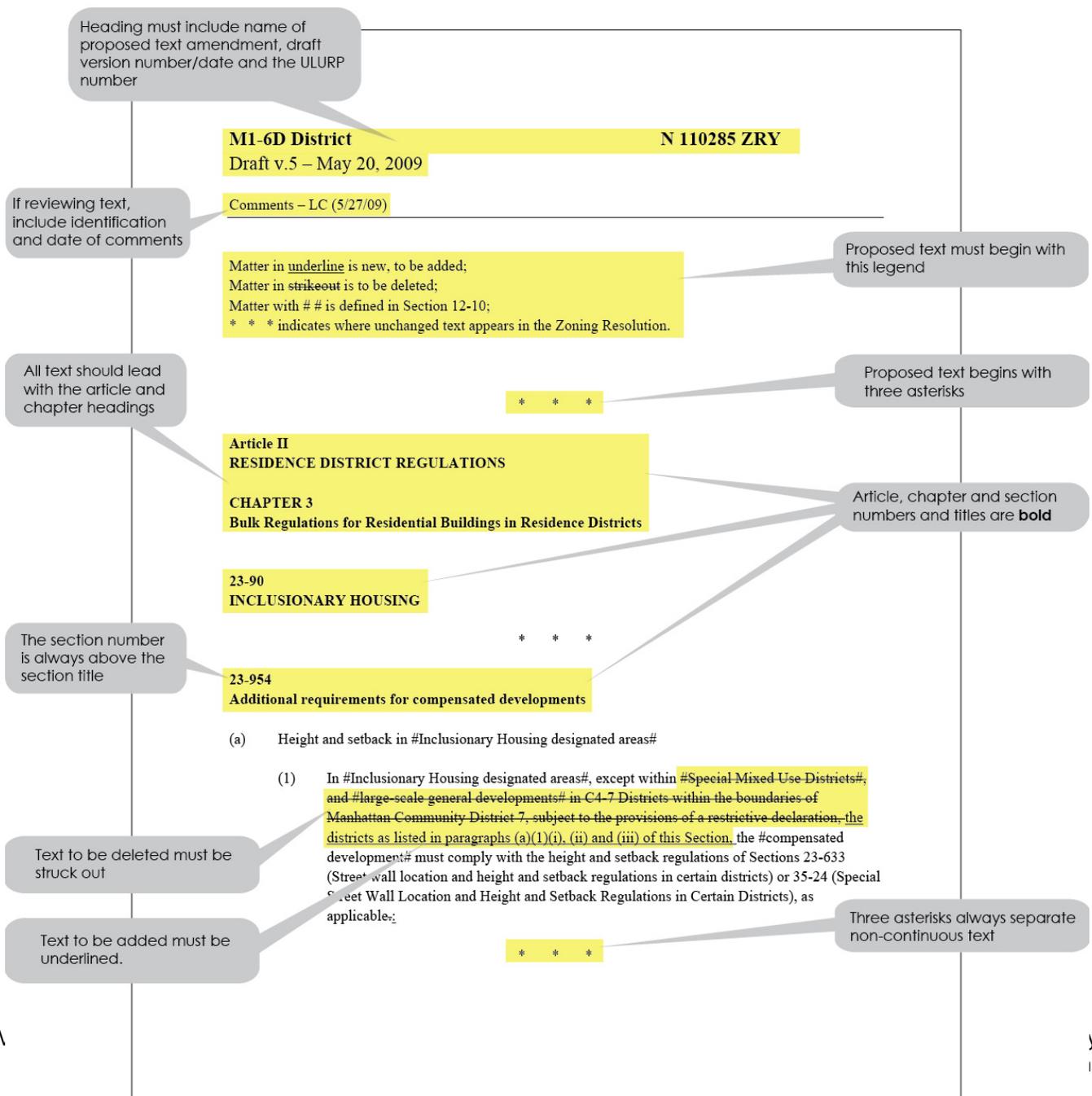
# Zoning Resolution Text Amendment Sample

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

**M1-6D District – Draft v.5**

---

**CHAPTER 2  
Use Regulations**

\* \* \*

**42-02  
Residential Use**

42-02. In 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**

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

All words listed in Section 12-10 (DEFINITIONS) or defined in Special Districts must be bookended with pound signs. (Pound signs are never used as numerical signs)

**M1-6D District – Draft v.5**

Defined terms in section titles do not have pound signs

All permitted #uses# in M1-6D Districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

Use "inclusive" to incorporate all secondary sections in the citation

**42-481  
Residential use**

#Residential use# shall be permitted in M1-6D Districts only in accordance with the provisions of this Section. For the purposes of this Section, a "qualifying #building#" shall be any #building# that existed on April 25, 2011, and which contained at least 40,000 square feet of #floor area# on such date.

Defined terms in paragraph headings do have pound signs

(a) #Residential use# as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on April 25, 2011, was not occupied by a qualifying #building#. Such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.

(b) #Residential use# by certification

#Residential use# shall be permitted on a #zoning lot# that, on April 25, 2011, was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the #zoning lot# on April 25, 2011, provided that:

\* \* \*

However, non-#residential floor area converted# to #residential# vertical circulation and lobby space need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns . . .

\* \* \*

Combined defined terms (#commercial floor area#, #accessory building#) have pound signs only at the beginning and end of the joined term; defined terms separated by commas must each have discrete pound signs

One line between paragraphs

**42-484  
Manufacturing uses**

In M1-6D Districts, the #manufacturing use# regulations applicable in #Special Mixed Use Districts#, as set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive, shall apply.

Two lines between sections

**42-485  
Streetscape provisions**

**M1-6D District – Draft v.5**

\* \* \*

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**

\* \* \*

Numbers from one to nine should be spelled out. Numerals should be used for 11 and higher.

**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 28<sup>th</sup> and West 30<sup>th</sup> 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 28<sup>th</sup> and West 30<sup>th</sup> 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

**M1-6D District – Draft v.5**

plane# except for towers, pursuant to Section 43-45. The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

\* \* \*

**43-60**  
**BULK REGULATIONS FOR RESIDENTIAL USES IN M1-1D THROUGH M1-5D DISTRICTS**

\* \* \*

**43-62**  
**Bulk Regulations in M1-6D Districts**

**43-621**  
**Floor area regulations in M1-6D Districts**

(a) The maximum #floor area ratio# for #zoning lots# shall be 10.0, and no #floor area# bonuses apply, except as set forth in paragraph (b) of this Section.

\* \* \*

**43-624**  
**Height and setback in M1-6D Districts**

In M1-6D Districts, the height and setback provisions of this Section shall apply to all #buildings#.

(a) **Rooftop regulations**

(1) **Permitted obstructions**

The provisions of Section 33-42 shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures) may penetrate a maximum height limit or #sky exposure plane#, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not

2-digit sections ending in 0 encompass all sections within that numbering scheme and move from broader to more specific regulations within the outline format

A section with a 3-digit extension (43-621) is a subset of 43-62 which is a subset of 43-60

The outline format is: (a), (b), (c) followed by (1), (2), (3) followed by (i), (ii), (iii)  
Do not use automatic numbering

Only the section number should be cited in subsequent cross-references within the section

Titles for sections with a 2-digit extension ending in 0 are capitalized

Titles for all other sections with a 2-digit extension are upper- and lower-case

Titles for sections with a 3-digit extension are lower case except that the first letter of the title must be capitalized

The first letter of the first word in any heading is capitalized; the remaining words are lower-case

M1-6D District – Draft v.5

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

There are no punctuation  
symbols after a heading

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

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~~

~~403-05 (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.