SoHo/NoHo Neighborhood Plan
City Council Modification | Dec 15, 2021
Council Modifications

- Eliminate MIH Option 2
- Require Arts Fund annual reporting
- Modify rules for certain non-residential uses
  - Prohibit college, university and dorm uses
  - Limit eating and drinking establishments to 8,500 sf
  - Require CPC special permit for large retail uses
    - 25,000 sf (wide street)
    - 10,000 sf (narrow street)
  - Exempt buildings from non-residential floor area retention requirement for affordable housing
- Modify zoning districts and height and setback regulations
Special Permit for Large Retail Uses

Within the Special SoHo-NoHo Mixed Use District, the City Planning Commission may, by special permit, allow retail uses in Use Group 10A that exceed 25,000 sf for establishments with wide street frontage and 10,000 sf for other establishments, with the following conditions and findings:

a) Conditions: For buildings that do not contain accessory off-street loading berths, the application shall include a delivery plan for the retail use based upon a traffic and curbside management study, outlining and identifying the operational needs of the tenant as well as adjacent uses.

b) Findings

1) In consultation with the Department of Transportation, where a loading plan is provided, such plan will incorporate sustainable best practices in loading, consolidating, timing of deliveries and other delivery methods and procedures;
2) such retail use will not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site; and
3) such retail use will not impair the character or the future use or development of the surrounding mixed-use neighborhood.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.
## Zoning Districts & Bulk Modifications

### CPC Approval

<table>
<thead>
<tr>
<th>CPC Approval</th>
<th>Council Mods</th>
<th>Res FAR</th>
<th>Comm FAR</th>
<th>Max. Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td><strong>M1-5/R9X</strong> NoHo</td>
<td><strong>M1-5/R9A</strong></td>
<td>9.7 to 8.5</td>
<td>205' to 175'</td>
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<tr>
<td>2</td>
<td><strong>M1-5/R9X</strong> E. 4th St Middblock</td>
<td><strong>M1-5/R7X</strong></td>
<td>9.7 to 6</td>
<td>205' to 145'</td>
</tr>
<tr>
<td>3</td>
<td><strong>M1-5/R9X</strong> Great Jones/Lafayette</td>
<td>/</td>
<td>/</td>
<td>205' to 195'</td>
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<tr>
<td>4</td>
<td><strong>M1-5/R7X</strong> E. of Crosby</td>
<td><strong>M1-5/R7D</strong></td>
<td>6 to 5.6</td>
<td>145' to 115'</td>
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<tr>
<td>5</td>
<td><strong>M1-5/R9X</strong> Broadway</td>
<td>/</td>
<td>/</td>
<td>6 to 5</td>
</tr>
<tr>
<td>6</td>
<td><strong>M1-6/R10</strong> O-1</td>
<td><strong>M1-5/R10</strong></td>
<td>/</td>
<td>10 to 5</td>
</tr>
<tr>
<td>7</td>
<td><strong>M1-6/R10</strong> O-2</td>
<td><strong>M1-5/R10</strong></td>
<td>/</td>
<td>8 to 5</td>
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</tbody>
</table>

*Council also made other adjustments to the base heights in certain districts.