

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

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

\* \* \* indicates where unchanged text appears in the Zoning Resolution

## **Article VIII - Special Purpose Districts**

### **Chapter 4**

#### **Special Battery Park City District**

#### **84-00**

##### **GENERAL PURPOSES**

The "Special Battery Park City 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 strengthen the business core of Lower Manhattan by improving the working environment;
- (b) to provide major additional space for expansion of office uses and their ancillary facilities;
- (c) to broaden the regional choice of residence by introducing new housing in the vicinity of the major employment center of Lower Manhattan;
- (d) to achieve a harmonious visual and functional relationship with adjacent areas;
- (e) to create an environment which will be lively and attractive and provide daily amenities and services for the use and enjoyment of the working population and the new residents;
- (f) to take maximum advantage of the beauty of the Hudson River waterfront, thereby best serving the downtown business community, the new residential population and providing regional recreation as well; and
- (g) to promote the most desirable use of land and direction of building development in the Lower Manhattan area.

\* \* \*

#### **84-10**

##### **ZONE A GENERAL DISTRICT REGULATIONS**

\* \* \*

**84-11**

**General Provisions**

Except as expressly modified by the provisions of this Chapter, the regulations applying to an R10 District shall apply in subzones A-1, A-2, A-3, A-5 and A-6 of the #Special Battery Park City District#.

Notwithstanding any other provision of this Resolution, #developments# and #enlargements# may only be constructed in subzone A-4 in accordance with certifications given by the City Planning Commission. #Residential open space# in subzone A-4 shall be subject to the provisions of Sections 12-10 and 23-12 (Permitted Obstructions in Open Space). For every #dwelling unit# there shall be a minimum of 55.0 square feet of #open space#, and for every #rooming unit# there shall be a minimum of 44.0 square feet of #open space#. All other provisions of this Chapter with respect to Zone A shall not apply to #developments# or #enlargements# in subzone A-4 unless otherwise indicated.

**84-12**

**Use Regulations**

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial uses# ~~non-residential uses#~~, #residential uses# are permitted on the same #story# as a #commercial use# ~~non-residential use#~~, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# ~~non-residential uses#~~ are not located over any #residences#. However, such #commercial use# ~~non-residential uses#~~ may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial uses# ~~non-residential uses#~~ exists within the #building#.

\* \* \*

**84-13**

**Bulk Regulations**

\* \* \*

The provisions of Sections ~~23-533~~ 23-532 (Required rear yard equivalents) and 24-11 (Maximum Floor Area Ratio and Percentage of Coverage), and Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments) and Chapter 9 (Special Regulations Applying to Large Scale Community Facility Development), are not applicable.

The provisions of Section 23-70 (MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE ZONING LOT) may be modified by the Battery Park City Authority. Prior to the granting of any such modification, the Authority shall make the following findings:

\* \* \*

END