

Matter in underline is new, to be added;

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

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

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

Article X - Special Purpose Districts

Chapter 7

Special South Richmond Development District

107-00

GENERAL PURPOSES

The "Special South Richmond Development District" established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following purposes:

- (a) to guide future development in accordance with the Land Use Plan for South Richmond and the Capital Improvement Plan for the Special District area;
- (b) to promote balanced land use and development of future land uses and housing in the Special District area, including private and public improvements such as schools, transportation, water, sewers, drainage, utilities, open space and recreational facilities, on a schedule consistent with the City's Capital Improvement Plan and thereby provide public services and facilities in the most efficient and economic manner, and to ensure the availability of essential public services and facilities for new development within the area;
- (c) to avoid destruction of irreplaceable natural and recreational resources such as lakes, ponds, watercourses, beaches and natural vegetation and to maintain the natural ecological balance of the area with minimum disruption of natural topography, trees, lakes and other natural features; and
- (d) to promote the most desirable use of land in the South Richmond area and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

* * *

107-40

SPECIAL USE, BULK AND PARKING REGULATIONS

107-41

Type of Residence

* * *

107-411

Affordable independent residences for seniors ~~Non-profit residences for the elderly in Area SH~~

In Area SH, as shown on the District Plan (Map 4 in Appendix A) of this Chapter, any ~~#development#~~ or ~~#enlargement#~~ comprised of #affordable independent residences for seniors# ~~#non-profit residences for the elderly#~~ shall be permitted upon certification of the Chairperson of the City Planning Commission that:

- (a) such ~~#development#~~ or ~~#enlargement#~~ will contain not more than 250 ~~#dwelling units#~~ of #affordable independent residences for seniors# ~~#non-profit residences for the elderly#~~, individually or in combination with other ~~#developments#~~ or ~~#enlargements#~~ within Area SH that have received prior certification pursuant to this Section;
- (b) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter; and
- (c) such ~~#residences#~~ comply with the ~~#use#~~ and ~~#bulk#~~ regulations of R3-2 Districts, except that the maximum ~~#floor area ratio#~~, maximum ~~#lot coverage#~~ and minimum required ~~#open space#~~ shall be as set forth for R3-2 Districts in Section ~~23-142-23-144~~ (Open space and floor area regulations in R1 and R2 Districts with a letter suffix as well as R3 through R5 Districts ~~Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts~~), as modified by this Chapter. The provisions of Section ~~23-144 23-147~~ (Affordable independent residences for seniors) ~~(For non-profit residences for the elderly)~~ shall not apply.

Any ~~#development#~~ or ~~#enlargement#~~ that results in a total of more than 250 ~~#dwelling units#~~ of #affordable independent residences for seniors# ~~#non-profit residences for the elderly#~~ in Area SH shall be permitted only upon authorization of the City Planning Commission, pursuant to Section 107-672 (In Area SH).

107-412

Special bulk regulations for certain community facility uses in lower density growth management areas

The ~~#bulk#~~ regulations of this Chapter applicable to ~~#residential buildings#~~ shall apply to all ~~#zoning lots#~~ in ~~#lower density growth management areas#~~ containing ~~#buildings#~~ used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such ~~#zoning lot#~~ contains ~~#buildings#~~ used for hospitals or #long-term care facilities# ~~nursing homes~~ as defined in the New York State Hospital Code; or
- (b) child care services as listed under the definition of ~~#school#~~ in Section 12-10 (DEFINITIONS), except where such ~~#zoning lot#~~ contains ~~#buildings#~~ used for houses of worship or, for ~~#zoning lots#~~ that do not

contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#.

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107-42

Minimum Lot Area and Lot Width for Residences

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107-421

Minimum lot area and lot width for zoning lots containing certain community facility uses

In R1, R2, R3A, R3X, R3-1, R4A and R4-1 Districts, the provisions of this Section shall apply to #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or #long-term care facilities# ~~nursing homes~~ as defined in the New York State Hospital Code; and

* * *

107-60

AUTHORIZATIONS

* * *

107-67

Uses and Bulk Permitted in Certain Areas

* * *

107-672

In Area SH

The City Planning Commission may authorize #developments# that will result in more than 250 #dwelling units# of #affordable independent residences for seniors# ~~#non-profit residences for the elderly#~~ in Area SH, as shown on the District Plan (Map 4 in Appendix A), provided such #developments# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#, maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-1421 (Open space and floor area

regulations in R1, ~~and R2, Districts with a letter suffix as well as R3, R4 and through~~ R5 Districts), as modified by this Chapter. The provisions of Section 23-1447 (Affordable independent residences for seniors ~~For non-profit residences for the elderly~~) shall not apply.

* * *

END