

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 XI – Special Purpose Districts**

### **Chapter 6 Special Stapleton Waterfront District**

#### **116-00 GENERAL PURPOSES**

The "Special Stapleton Waterfront 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) encourage design of development that is in character with the neighborhood and surrounding community;
- (b) maintain and reestablish physical and visual public access to and along the waterfront;
- (c) strengthen the traditional town center of Stapleton by allowing the development of residential and commercial uses;
- (d) encourage the creation of a lively and attractive environment that will provide daily amenities and services for the use and enjoyment of the working population and the new residents;
- (e) take maximum advantage of the beauty of the New York Harbor waterfront, thereby best serving the business community, the residential population and providing regional recreation; and
- (f) promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect City tax revenues.

\* \* \*

#### **116-10 SPECIAL USE REGULATIONS**

Within the #Special Stapleton Waterfront District#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections 116-101 through 116-13, inclusive.

\* \* \*

## 116-12

### Mandatory Ground Floor Use and Frontage Requirements

The provisions of Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in the #Special Stapleton Waterfront District#. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in the Appendix to this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building developed# or #enlarged# after October 25, 2006.

~~#Uses# located on the ground floor level, or within two feet of the as-built level of the adjoining sidewalk, shall be exclusively limited to the permitted non-residential uses# permitted by the underlying district regulations, as modified by the special #use# provisions of this Chapter. A #building's# ground floor frontage shall be allocated exclusively to such #uses#, and shall have a depth of at least 30 feet from the #street wall# of the #building# and~~ Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces, and shall have a depth provided in accordance with Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

In no event shall lobbies and entrances to #accessory# parking spaces occupy more than 50 percent of the #building's# total frontage along such #street# or #mandatory front building wall line#, or 35 feet, whichever is less. However, the total length of such frontage occupied by such lobbies and entrances need not be less than 25 feet.

## 116-13

### Transparency Requirements

Within the #Special Stapleton Waterfront District#, the transparency requirements of ~~this~~ Section 37-34 (Minimum Transparency Requirements) shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.

~~At least 50 percent of a #building's# front #building# wall surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the #building's# street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the as-built level of the adjoining sidewalk.~~

## 116-20

### SPECIAL BULK REGULATIONS

The special #bulk# regulations of this Section shall apply within the #Special Stapleton Waterfront District#.

\* \* \*

**116-23**  
**Special Height and Setback Regulations**

The special height and setback regulations set forth in this Section shall apply.

\* \* \*

**116-233**  
**Maximum building height**

Within the #Special Stapleton Waterfront District#, the maximum height of a #building or other structure# with a #non-qualifying ground floor#, as defined in Section 23-662 (Maximum height of buildings and setback regulations), shall not exceed 50 feet, and the maximum height of a #building or other structure# with a #qualifying ground floor#, as defined in Section 23-662, shall not exceed 55 feet. ~~except~~ However, in Subarea B2, where the maximum height of a #building or other structure# shall not exceed 60 feet.

\* \* \*

END