Article XIV: Special Purpose Districts
Chapter 1: Special Jerome Corridor District

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141-00
GENERAL PURPOSES

The “Special Jerome Corridor 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 encourage well-designed buildings that complement the built character of the Highbridge, Concourse, Mount Eden, Mount Hope, Morris Heights and University Heights neighborhoods;

(b) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;

(c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

(d) to create a livable community combining housing, retail and other uses throughout the district;

(e) to create a walkable, urban streetscape environment through a mix of ground floor uses;

(f) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
(g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms on zoning lots with irregular shapes and on zoning lots fronting on the elevated rail structure along Jerome and River Avenues; and

(h) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City’s tax revenues.

(3/22/18)

141-01
General Provisions

The provisions of this Chapter shall apply within the #Special Jerome Corridor District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

(3/22/18)

141-02
District Plan and Maps

In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.
Map 1. Special Jerome Corridor District, Subdistrict and Subareas

Map 2. Designated locations for street wall continuity and ground floor requirements in Subarea A1

Map 3. Designated locations for street wall continuity and ground floor requirements in Subarea A2

Map 4. Designated locations for street wall continuity requirements in Subarea A3

Map 5. Boundary of Subarea A4

(3/22/18)

141-03
Subdistricts and Subareas

To carry out the provisions of this Chapter, Subdistrict A, comprised of Subareas A1, A2, A3 and A4, is established. The location and boundaries of this Subdistrict and Subareas are shown on Map 1 (Special Jerome Corridor District, Subdistrict and Subareas) in the Appendix to this Chapter.

(3/22/18)

141-04
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90, inclusive, #Mandatory Inclusionary Housing areas# within the #Special Jerome Corridor District# are shown on the maps in APPENDIX F of this Resolution.
141-10
SPECIAL USE REGULATIONS

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

141-11
Special Permit for Transient Hotels

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

(a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or

(b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:

(1) sufficient sites are available in the area to meet the #residential development# goal; or

(2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.
The City Planning Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,006 dwelling units within the Special Jerome Corridor District have received temporary or final certificates of occupancy subsequent to March 22, 2018.

(3/22/18)

141-12 Physical Culture or Health Establishments

Physical culture or health establishments shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such use, a physical culture or health establishment shall be considered a Use Group 9 use and shall be within parking requirement category B.

(3/22/18)

141-13 Modification of Supplemental Use Provisions

For mixed buildings constructed after March 22, 2018, on zoning lots in C1 or C2 Districts mapped within R7 or R8 Districts with street lines along the elevated rail structure on Jerome or River Avenues, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to allow commercial uses listed in Use Groups 6, 7, 8, 9 or 14 to occupy the lowest two stories.
(3/22/18)

141-20
SPECIAL BULK REGULATIONS

The underlying #bulk# regulations are modified by the provisions of this Section.

(3/22/18)

141-21
Special Yard Regulations

In #Commercial Districts#, for #zoning lots# or portions thereof, with #street lines# along the elevated rail structure on Jerome or River Avenues and within 100 feet of such #street lines#, the permitted obstructions set forth in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to permit any #building# or portion of a #building# used for any permitted #use# other than #residences#, to be a permitted obstruction within a required #yard#, #rear yard equivalent# or other #open space# required pursuant to the provisions of Section 33-20 (YARD REGULATIONS), inclusive, or Section 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS), inclusive, provided that the height of such portion of a #building# shall not exceed two #stories#, excluding #basement#, nor in any event 30 feet above #curb level#.

(3/22/18)

141-22
Special Floor Area Regulations in R8A Districts

For #zoning lots# in R8A Districts, or C1 or C2 Districts mapped within R8A Districts, or in #Commercial Districts# with an R8A residential equivalent, within 100 feet of a #wide street#
located outside of #Mandatory Inclusionary Housing areas#, the maximum #residential floor area ratio# shall be 7.2.

(3/22/18)

141-23
Special Height and Setback Regulations Along the Elevated Rail Structure Outside Subdistrict A

For #zoning lots#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, and located outside Subdistrict A, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 15 feet, or the height of the #building#, whichever is lower. The remaining #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.

The underlying allowances for #street wall# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess, where applicable, beyond the #street wall# locations established in this paragraph.

Any open space between a #street wall# and a #street line# along the elevated rail structure on Jerome or River Avenues shall comply with the special open space provisions of paragraph (a) of Section 141-33.

(b) Base heights, maximum #building# heights and maximum number of #stories#
The table in this Section sets forth, by zoning district, the minimum and maximum base height, the maximum height of a building or other structure, and the maximum number of stories for buildings, or portions thereof. For zoning lots in a Commercial District the applicable district shall be the Residence District within which such Commercial District is mapped, or the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts).

Separate maximum base heights are established in the table in this Section for street walls of buildings facing streets intersecting Jerome or River Avenues, and for street walls facing the elevated rail structure. The maximum base heights along intersecting streets shall also apply to street walls facing the elevated rail structure on Jerome or River Avenues within 75 feet of the corner.

A setback is required for all portions of buildings or other structures that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any street wall fronting on a wide street, and a depth of at least 15 feet from any street wall fronting on a narrow street. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum Base Height Along Elevated Rail Structure,</th>
<th>Maximum Base Height on Intersecting Streets, and within 75</th>
<th>Maximum Height of Buildings or Other Structures</th>
<th>Maximum Number of Stories</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th></th>
<th>beyond 75 feet of the corner (in feet)</th>
<th>feet of the corner (in feet)</th>
<th>(in feet)</th>
</tr>
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<tbody>
<tr>
<td>R7A</td>
<td>30</td>
<td>75</td>
<td>115</td>
</tr>
<tr>
<td>R7D</td>
<td>30</td>
<td>95</td>
<td>135</td>
</tr>
<tr>
<td>R8A</td>
<td>30</td>
<td>105</td>
<td>165</td>
</tr>
<tr>
<td>R9A</td>
<td>30</td>
<td>125</td>
<td>195</td>
</tr>
</tbody>
</table>

(c) Required and permitted articulation

For #street walls# fronting the elevated rail structure on Jerome or River Avenues with widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such projections shall be considered a permitted obstruction into a required setback, and the depth of such projections along the elevated rail structure shall not exceed three feet.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing the elevated rail structure, so that above the maximum base height set forth in paragraph (b) of this Section, dormers shall be permitted only within 75 feet of a corner.

(3/22/18)

141-24
Special Height and Setback Regulations in Subdistrict A

In Subdistrict A, as shown on Map 1 in the Appendix to this Chapter, the underlying height and setback provisions are modified by the provisions of this Section.

(a) #Street wall# location

(1) Along the elevated rail structure

For #street walls#, or portions thereof, within 100 feet of #street lines# along the elevated rail structure on Jerome or River Avenues, the provisions of paragraph (a) of Section 141-23 shall apply.

(2) Along designated #streets#

In Subareas A1 through A3, along the #streets# designated on Maps 2 through 4 in the Appendix to this Chapter, the following shall apply:

(i) In #Commercial Districts#

For #street walls#, or portions thereof, located in #Commercial Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a height of 30 feet, or the height of the #building#, whichever is lower. In addition, above a height of 30 feet, at least 50 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is lower.

The remaining #aggregate width of street walls# may be recessed beyond 15 feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#.
The underlying allowances for street wall articulation, set forth in paragraph (e) of Section 35-651 shall be permitted to project or recess, where applicable, beyond the street wall locations established in this paragraph.

In the corner locations designated on Maps 2 and 3, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(ii) In Residence Districts

For street walls, or portions thereof, located in Residence Districts, at least 70 percent of the aggregate width of street walls shall be located within 15 feet of the street line and shall extend to at least the minimum base height set forth in paragraph (b) of this Section, or the height of the building, whichever is lower.

The remaining aggregate width of street walls may be recessed beyond 15 feet of the street line, provided that any such recesses deeper than 10 feet along a wide street or 15 feet along a narrow street are located within an outer court.

The underlying allowances for street wall articulation, set forth in paragraph (e) of Section 35-651 shall be permitted to project or recess, where applicable, beyond the street wall locations established in this paragraph.

In the corner locations designated on Map 4, an open space may be provided within 75 feet of the corner, pursuant to the provisions of paragraph (b) of Section 141-33.

(3) Along other streets

In Subareas A1 through A3, along streets that are not designated on Maps 2 through 4, and in Subarea A4,
along all #streets#, no #street wall# location provisions shall apply, and no minimum base heights shall apply.

(b) Base heights, maximum #building# heights, and maximum number of #stories#

The table in this Section sets forth, by zoning district, the maximum base height, the maximum transition height, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings#.

However, for #street walls# facing the elevated rail structure along Jerome or River Avenues beyond 75 feet of the corner, the maximum base height shall be 30 feet.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district, and shall be provided at a height not lower than the minimum base height, where applicable, or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, for portions of #buildings or other structures# along Cromwell Avenue located beyond 200 feet from a corner, a minimum setback with a depth of at least 30 feet shall be provided. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to all such setbacks.

In R9A Districts, or #Commercial Districts# mapped over an R9A District, above the required setback, the height of a #building# shall not exceed the maximum transition height set forth in the table in this Section, except that where the #lot coverage# of all #buildings# on the #zoning lot# above the maximum transition height has been reduced to 50 percent on #zoning lots# with a #lot area# less than or equal to 15,000 square feet, 40 percent on #zoning lots# with a #lot area# greater than 15,000 square feet but less
than 30,000 square feet, and 30 percent for all other zoning lots, a building may rise to the maximum height of the building or other structure set forth in the table in this Section. The maximum street wall width of any story above the maximum transition height shall not exceed 165 feet and, where two or more non-contiguous portions of a building exist at the same level above the maximum transition height, such portions shall provide a minimum distance of 60 feet between facing walls at any point.

### BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum Base Height (in feet)</th>
<th>Maximum Transition Height (in feet)</th>
<th>Maximum Height of Buildings or Other Structures in Certain Locations (in feet)</th>
<th>Maximum Number of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>R8A</td>
<td>105</td>
<td>N/A</td>
<td>145</td>
<td>14</td>
</tr>
<tr>
<td>R9A</td>
<td>125</td>
<td>175</td>
<td>225</td>
<td>22</td>
</tr>
</tbody>
</table>

(c) Required and permitted articulation

In Subareas A1 through A3, along streets designated in Maps 2, 3 and 4 in the Appendix to this Chapter, for street wall widths exceeding 100 feet, a minimum of 20 percent of the surface area of street walls above the level of the second story, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the street wall. Any such projections shall be considered a permitted obstruction into a required setback, provided
that any projections with a depth greater than five feet shall be considered a dormer.

In addition, the underlying dormer provisions of paragraph (c) of Section 23-621 shall apply, except that in Subareas A1 through A3, for #street walls# intersecting within 100 feet of the corners designated on Maps 2, 3 and 4, and irrespective of the width of the #street wall# below the maximum base height, dormers shall be permitted within 100 feet of such intersecting #street walls#. Such dormers need not decrease in width as the height above the maximum base height increases.

Any dormers or projections provided in accordance with this paragraph need not be included in the maximum #lot coverage# permitted above the maximum transition height, nor be included in the maximum #street wall# width of a #story#.

(3/22/18)

141-25
Special Height and Setback Regulations in R8A Districts

For #zoning lots# in R8A Districts or in C1 or C2 Districts mapped within R8A Districts, or in #Commercial Districts# with an R8A residential equivalent, within 100 feet of a #wide street# located outside of #Mandatory Inclusionary Housing areas#, the height and setback provisions of Sections 23-662 (Maximum height of buildings and setback regulations) or 35-652 (Maximum height of buildings and setback regulations), respectively, shall be modified as follows: the maximum base height shall be 105 feet, the maximum height of a #building or other structure# without a #qualifying ground floor# shall be 140 feet, the maximum height of a #building or other structure# with a #qualifying ground floor# shall be 145 feet, and the maximum number of #stories# shall be 14.
141-30
SPECIAL STREETSCAPE REGULATIONS

141-31
Applicability of underlying ground floor use regulations

In C2 Districts mapped within R7D Districts, the underlying supplemental #use# regulations of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of Section 141-32 (Ground Floor Use Regulations) shall apply.

141-32
Ground Floor Use Regulations

For the purposes of applying to this Chapter the special #ground floor level# streetscape provisions set forth in Section 37-30, any portion of a #ground floor level street# frontage of a #zoning lot# in a #Commercial District# located within 50 feet of #street lines# along the elevated rail structure on Jerome or River Avenues and, in Subdistrict A, for Subareas A1 or A2, a #ground floor level street# frontage along #streets#, or portions thereof, designated on Maps 2 and 3 in the Appendix to this Chapter, shall be considered #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.
The provisions of this Section shall apply to developments or ground floor level enlargements.

(a) Along primary street frontages

For buildings with primary street frontage, or portions thereof, uses on the ground floor level, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-residential uses, except for Type 1 lobbies and entrances and exits to accessory parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the ground floor level shall be wrapped by floor area in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). Ground floor level street walls shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(b) Along secondary street frontages

For buildings with secondary street frontage, or portions thereof, all uses permitted by the underlying district shall be permitted on the ground floor level, provided that any accessory off-street parking spaces on the ground floor level shall be wrapped or screened in accordance with Section 37-35.

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining street.

(3/22/18)

141-33
Special Open Space Provisions
Along the elevated rail structure on Jerome or River Avenues, where open space is provided between the #street line# of the #zoning lot# and the #street wall# of a #building# facing the elevated rail structure, or in Subdistrict A, for Subareas A1 through A3, where open space is provided between the #street wall# and the corner at a location designated on Maps 2, 3 or 4 in the Appendix to this Chapter, the provisions of Section 28-23 (Planting Areas) shall apply to all #buildings#, whether the ground floor is occupied by #residential uses# or non-#residential uses#, subject to the modifications of this Section.

(a) Along the elevated rail structure

Along the elevated rail structure on Jerome or River Avenues, a sidewalk widening, built to Department of Transportation standards, may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to streetscape amenities, including, but not limited to, trees, bicycle racks, benches or wall treatment, that are provided along such sidewalk widening, as set forth below.

Where benches are provided as an alternative to such planting, the length of such benches shall not exceed, in the aggregate, 15 feet per every 50 feet of #street wall# frontage. Where bicycle racks are provided, such racks shall be oriented so that the bicycles are placed parallel to the #street wall#, and the width of such bicycle racks shall not exceed, in the aggregate, 10 feet per every 50 feet of #street wall# frontage. Such benches or bicycle racks shall be located entirely within the #zoning lot#, and each bench or bicycle rack so provided shall be equivalent to 15 square feet of planted area.

Where trees, and associated tree pits are provided as an alternative, the minimum depth of any open space between the #street wall# and #street line# shall be eight feet. Each tree provided shall be equivalent to 15 square feet of planted area.
Where a wall treatment is provided as an alternative, it shall be in the form of permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material along the street wall. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and shall have a minimum width of 10 feet, as measured parallel to the street wall. Portions of a street wall providing such wall treatment may be exempt from the ground floor glazing requirements of paragraph (a) of Section 141-32, provided that the exempted area not exceed 50 percent of the street wall, or a street wall width of 20 feet, whichever is less. The portion of the street wall allocated to a wall treatment shall satisfy the planting requirement directly in front of such street wall.

Where planting is provided, the minimum depth of open space between the street line and the street wall shall not be less than three feet.

(b) In Subdistrict A

In Subdistrict A, where open space is provided between the street wall and the intersection of two streets, pursuant to paragraph (a)(2) of Section 141-23, streetscape amenities may be provided as an alternative to planting, provided that the area that would otherwise be allocated to planting, measured in square feet, is allocated to trees, benches, or tables and chairs, as set forth below. However, planting shall not be reduced to less than 20 percent of the area of the open space.

Each bench provided shall be equivalent to 10 square feet of planted area, and each set of tables and at least two chairs shall be equivalent to 15 square feet of planted area. Seating shall be publicly accessible, unless tables and chairs are associated with an open eating or drinking establishment on the zoning lot. The area under such seating shall be paved with permeable materials and shall
either abut the adjoining sidewalk or be connected to such sidewalk by a circulation path at least five feet wide that is also paved with permeable materials.

Each tree and associated tree pits provided shall be equivalent to 15 square feet of planted area, and shall be located at least 10 feet from any building wall or the adjoining sidewalk.

Where planting is provided, the minimum depth of a planted bed shall not be less than three feet.

In no event shall chain link fencing or barbed or razor wire be permitted in any open space provided pursuant to this Section.

(3/22/18)

141-40
SPECIAL PARKING AND LOADING REGULATIONS

The underlying parking provisions are modified by the provisions of this Section.

(3/22/18)

141-41
Location of Curb Cuts

In all districts, for zoning lots existing on March 22, 2018, with frontage along Edward L. Grant Highway, West 170th Street, or the portions of Jerome or River Avenues with an elevated rail structure, and fronting along other streets, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such streets, as applicable.
APPENDIX

Map 1. Special Jerome Corridor District, Subdistrict and Subareas
Map 2. Designated locations for street wall continuity and ground floor requirements in Subarea A1

- Special Jerome Corridor District
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted
Map 3. Designated locations for street wall continuity and ground floor requirements in Subarea A2

- Special Jerome Corridor District
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open space (Section 141-33 (a)) and modified dormers (Section 141-33 (c)) are permitted
Map 4. Designated locations for street wall continuity requirements in Subarea A3

- Special Jerome Corridor District
- Subdistrict A
- Excluded Area
- Designated street frontages
- Locations where open spaces (Section 141-33 (a)) and modified dormers (Section 141-23 (c)) are permitted
Map 5  Boundary of Subarea A4

#Special Jerome Corridor District#
Subdistrict A