

Decision; and

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in underlined graytone is new, to be added;
Matter in strikeout is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

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91-30
HEIGHT AND SETBACK AND LOT COVERAGE REGULATIONS

* * *

91-311
Modification of streetwall regulations

Within the #Special Lower Manhattan District#, the City Planning Commission, by special permit, may modify the locational requirements and minimum base heights of Section 91-31 (Street Wall Regulations), provided that the Commission finds such change will.

- (a) produce an improved site plan consistent with existing scale and #street* configuration patterns;
- (b) enhance pedestrian circulation by providing pedestrian amenities that relieve sidewalk congestion; and
- (c) ensure a more harmonious relationship between the #development# and the surrounding area.

* * *

91-35
Modification of Street Wall, Setback, Lot Coverage, and Maximum Horizontal Dimension Regulations

The City Planning Commission, by special permit, may modify:

- (a) the #street wall# location requirements and minimum base heights of Section 91-31 (Street Wall Regulations);
- (b) the setback requirements of Section 91-32 (Setback Regulations); and
- (c) where such #zoning lots# contain #buildings# existing on December 15, 1961, that exceed a height of 300 feet, the #lot coverage# regulations of Section 91-33 (Lot Coverage Regulations) and the maximum horizontal dimension set forth in Section 91-34 (Maximum Horizontal Dimension for Tall Buildings), provided such modifications are limited to that portion of the #development# or #enlargement# between 300 and 325 feet in height, and provided the #lot coverage# of such portion does not exceed 55 percent;

The Commission shall find that:

- (1) such modifications will result in a site plan consistent with existing scale and streetscape patterns;
- (2) such modifications will ensure a harmonious relationship between the #development# and the surrounding area;
- (3) such #street wall# modifications will enhance pedestrian circulation by providing pedestrian amenities that relieve sidewalk congestion;
- (4) such setback, #lot coverage# or horizontal dimension modifications will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (5) such setback, #lot coverage# or horizontal dimension modifications will result in a built form that maintains an appropriate relationship between tower and base portions of the #development#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on February 27, 2002, on file in this office.

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City Clerk, Clerk of the Council

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