



Legislation Text

File #: Res 1199-2003, Version: \*

THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1199

Resolution approving the decision of the City Planning Commission on Application No. N 040087 ZRR, amendments to the text of the Zoning Resolution relating to Article XI, Chapter 9, (Special Hillside Preservation District) to modify the provision of Section 119-211 concerning lot coverage on Tier II and steep slope sites (L.U. No. 582).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on November 7, 2003 its decision dated November 5, 2003 (the "Decision"), on the application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the text of the Zoning Resolution (Application No. N 040087 ZRR) (the "Application");

WHEREAS, the Application is related to ULURP Application Number C 030001 ZMR (L.U. No. 549), an amendment to the Zoning Map;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on December 1, 2003;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Negative Declaration, issued on September 8, 2003 (CEQR No. 04DCP009R);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment;

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the 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 Underline is new, to be added;  
Matter in Strikeout is old, to be deleted;  
Matter within # # is defined in Section 12-10;  
\*\*\*indicate where unchanged text appears in the Zoning Resolution.

Article XI - Special Purpose Districts

Chapter 9  
Special Hillside Preservation District

\* \* \*  
119-211  
Lot coverage, floor area and density regulations

\* \* \*

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

TABLE I

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

|                            |            | #Residence District# * |      |      |      |        |       |     |
|----------------------------|------------|------------------------|------|------|------|--------|-------|-----|
| R6                         |            |                        |      |      |      |        |       |     |
| #Average Percent of Slope# | R1-1       | R2                     | R3-2 | R3-1 | R5   | Family | Other | 1-2 |
|                            | R1-2<br>R1 | R3                     |      | R4   |      |        |       |     |
| 10-14.9                    | 22.5       | 22.5                   | 22.5 | 36.0 | 45.0 | 48.6   | 32.4  |     |
| 15-19.9                    | 20.0       | 20.0                   | 20.0 | 32.0 | 40.0 | 43.2   | 28.8  |     |
| 20-24.9                    | 17.5       | 17.5                   | 17.5 | 28.0 | 35.0 | 37.8   | 25.2  |     |

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\* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

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TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE

|     |      | #Residence District# * |      |      |      |        |       |
|-----|------|------------------------|------|------|------|--------|-------|
| R6  |      |                        |      |      |      |        |       |
| 1-2 | R1-2 | R2                     | R3-2 | R4   | R5   | Family | Other |
|     | R1   | R3                     |      |      |      |        |       |
|     | 12.5 | 12.5                   | 12.5 | 20.0 | 25.0 | 27.0   | 18.0  |

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\* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

\* \* \*

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 December 3, 2003, on file in this office.

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City Clerk, Clerk of The Council

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