

Matter in underline is new, to be added  
 Matter in ~~strikeout~~ is old, to be deleted;  
 Matter within # # is defined in 12-10 or  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE IX  
 SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 7  
 Special 125<sup>th</sup> Street District**

\* \* \*

**97-411  
 Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts**

In C4-4D, C4-7 or C6-3 Districts, the maximum permitted #floor area ratios# for new #developments# or #enlargements# shall be as listed in the following table for #residential#, #commercial# and #community facility uses and may only be increased pursuant to Section 97-42 (Floor Area Bonuses).

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL, COMMERCIAL AND COMMUNITY FACILITY USES						
	OUTSIDE THE CORE SUBDISTRICT			WITHIN THE CORE SUBDISTRICT		
District	#Residential floor area ratio#	Commercial #floor area ratio#	Community Facility #floor area ratio#	#Residential floor area ratio#	Commercial #floor area ratio#	Community Facility #floor area ratio#
C4-4D	5.4	4.0	6.0	5.4	4.0	6.0
C4-7	9.0	10.0	10.0	<del>9.0</del> <u>5.4</u>	<del>10.0</del> <u>7.2</u>	<del>10.0</del> <u>7.2</u>
C6-3	6.0	6.0	6.0	5.4	6.0	6.0

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**97-422**

**Floor area bonus for visual or performing arts uses**

In C4-4D, C4-7 or C6-3 Districts within the #Special 125<sup>th</sup> Street District#, for a new #development# or #enlargement# with frontage on 125<sup>th</sup> Street , the maximum #floor area ratio# otherwise permitted for #residential# or #commercial uses# listed in Section 97-411 may be increased up to the maximum #floor area ratio# specified in the following table, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-423 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL AND COMMERCIAL USES WITH FLOOR AREA BONUS FOR VISUAL OR PERFORMING ARTS USES								
	OUTSIDE THE CORE SUBDISTRICT				WITHIN THE CORE SUBDISTRICT			
District	#Residential floor area ratio		Commercial #floor area ratio#		#Residential floor area ratio		Commercial #floor area ratio#	
	Base	Maximum	Base	Maximum	Base	Maximum	Base	Maximum
C4-4D	5.4	7.2	4.0	5.4	5.4	7.2	4.0	5.4
C4-7	9.0	12.0	10.0	12.0	<del>9.0</del> <u>5.4</u>	<del>12.0</del> <u>7.2</u>	<del>10.0</del> <u>7.2</u>	<del>12.0</del> <u>8.65</u>
C6-3	6.0	8.0	6.0	8.0	5.4	7.2	6.0	8.0

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**97-442**

**Height and setback regulations for C4-7 and C6-3 Districts**

The following modifications of the underlying district regulations shall apply for C4-7 and C6-3 Districts within the Special District:

- (a) The minimum and maximum base height of the #street wall# and the maximum height of a #development# or #enlargement# shall be modified, as set forth in the following table:

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT			
District	Street Wall Height (in feet)		Maximum Building Height (in feet)
	Minimum Base Height	Maximum Base Height	
C4-7	60	85	<del>290</del> <u>195</u>
C6-3	60	85	160

All portions of buildings that exceed a height of 85 feet in C4-7 and C6-3 Districts shall be set back at least 15 feet from the #street line#, except that such setback depth may include the depth of any permitted recess in the #street wall#, according to the provisions of 97-433 (Street wall location).

(b) Special regulations for certain C4-7 Districts

- (1) For the area located within 50 feet of the 126<sup>th</sup> Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #development# or #enlargement# shall be limited to 80 feet.
- (2) For #zoning lots# bounded by 125<sup>th</sup> Street, Park Avenue and 124<sup>th</sup> Street, the maximum #building# height shall be 330 feet.
- (3) For Lots 1 and 7501 on #Block# 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation number (E-201) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 070DCP030M, dated July 18, 2008.

(c) In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

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