

**TABLE 2: CLARIFICATIONS AND MODIFICATIONS CONSISTENT WITH DEPARTMENT OF BUILDINGS PRACTICE**

<b>ARTICLE I</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
11-111	Applicability of this Resolution	Clarification of intent. This modification is consistent with Department of Buildings (DOB) practice. The amendment clarifies that regulations that apply to new construction at the time it occurs continue to apply after it has been completed. The section has been edited and has consolidated applicability for new and existing uses in the same section. New language has been added to ensure applicability of zoning regulations into the future for "zoning lots, other tracts of land, and anything therein or thereupon, including any #development, enlargement, extension#, change of #use#, new or existing #use, conversion#, alteration, site alteration, relocation, or reconstruction."
11-121	District names	Clarification of structure/organization. Section moved from 12-02 unchanged, except for minor revision to explanation of contextual districts. Will result in greater clarity in the organization of content.
11-123	Special Purpose Districts	Clarification of structure/organization. Moved duplicative language from each 12-10 definition of each Special District into its own section.
11-30	BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT	Modification consistent with DOB practice. Proposal to add language that abutting buildings on a single zoning lot can be considered one building in the vesting of building permits, as is the case currently due to the current definition of "building." In the vesting provisions of this section, the new definition of "building" would change the applicability of vesting rights as currently understood. For example, today, three buildings that are attached and on one zoning lot would be considered a single building, and the foundations of all three would have to be completed to vest because it would be considered a "minor development." With the text amendment, they will still be considered one building as a result of this modification.
11-331	Right to construct if foundations completed	Clarification. Remove the phrase "of the development," to avoid duplicative language.
11-42	Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution	Clarification of language. Remove reference to "use" and "bulk" permits and authorizations, clarifying that vesting affects all permits and authorizations even those that may be difficult to categorize as affecting either use or bulk such as parking, urban design requirements or site alteration permits; provides that abutting buildings can be treated as one building to preserve current outcome despite new definition of building; remove word "development" and replace with "site" which is more accurate.

<b>ARTICLE I</b>		
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12-01	Rules Applying to Text of Resolution	Clarification. Creates consistency between the defined meanings of residential, community facility and commercial buildings.
12-02	Rules for Interpretation of District Designations	Clarification. The last paragraph of Section 12-02 related to the asterisk in the first sentence of the section will be relocated to Section 11-121.
12-10	DEFINITIONS	Clarification. Many existing terms within Section 12-10 will be relocated within the Section to maintain alphabetical organization, as a result of changes in the word order of terms. For example, "Building, mixed" was previously listed with the other "B" terms, but will now be listed in the M's, as "Mixed building." Also, "commercial," "community facility" and "manufacturing" are now proposed as defined terms independent of the word "use," so these terms are updated as defined terms throughout this section and throughout the Zoning Resolution.
12-10	DEFINITIONS	<p>Clarification. The terms "abut, or abutting" will become defined terms. The effect of this new definition, if any, can be found within each usage of the term in various regulations within this table. This is fundamentally a clarification of a condition that was not previously defined. From the text:</p> <p><u>“Abut” is to be in contact with or join at the edge or border.</u></p> <p>* * *</p> <p><u>For #buildings# existing prior to (date of amendment), a #building# shall be considered #abutting# if it is within 6 inches of a #lot line# or another #building#.</u></p>
12-10	DEFINITIONS	<p>Clarification. The definition of “accessory use” will be modified to be consistent with DOB practice. “Commercial” will be changed to a defined term in the phrase “#commercial# stable or kennel.” Additional modifications are as follows:</p> <p>An #accessory use# includes:</p> <p>* * *</p> <p>(2) Living or sleeping accommodations for caretakers in connection with any #use# listed in Use Groups 3 through 18 inclusive, provided that:</p>

<b>ARTICLE I</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		* * * <u>(v) such living or sleeping accommodation shall not be considered a #residential use# or cause a #building# to be considered a #mixed building#.</u>
12-10	DEFINITIONS	Clarification of the definition of "adult establishment." "Commercial" will be changed to a defined term throughout this definition.
12-10	DEFINITIONS	Clarification. Both arcades and plazas are now considered to be "provided" and not "developed." This change will have no effect. The definition of "Arcade" will be revised for clarity:  Arcade (10/17/07)  An "arcade" is a continuous covered space fronting on and open to a #street# or #publicly accessible open area#, <del>and #developed#</del> <u>provided</u> in accordance with the provisions set forth in Section 37-80.
12-10	DEFINITIONS	Clarification. This modified definition of "attached building" will accommodate the related modification to the definition of the term, "Semi-detached building."
12-10	DEFINITIONS	Clarification. The definition of "automotive service station," will be modified to remove the phrase "tract of land", and provide greater clarity.
12-10	DEFINITIONS	Clarification. The definition of "base plane," will be modified to maintain the status quo, following the amended definition of "building." The base plane can be averaged for abutting buildings. In addition, some elements of the definition were updated to be in agreement with building code and fire code:  * * * <u>For the purposes of this definition, #abutting buildings# on a single #zoning lot# may be considered a single #building#.</u>
12-10	DEFINITIONS	Clarification. The definition of "bulk" will be amended. This is an administrative change, necessary to accommodate the modified definition of "residential building" to mean exclusively residential.

<b>ARTICLE I</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
12-10	DEFINITIONS	Clarification. The definition of "Commercial District" in Section 12-10 will be modified. "C3" added to list, correcting an oversight from when C3 Districts were created in 2004.
12-10	DEFINITIONS	Clarification. The definition of "Commercial Use" will be modified to instead define "Commercial" and "Use" individually.
12-10	DEFINITIONS	Clarification. The definition of "Community Facility Use" will be modified to instead define "Community Facility" and "Use" individually. This change clarifies the description of a #community facility# portion of a #building#. Since #use# is already a defined term, #community facility use# will still work as well.
12-10	DEFINITIONS	Modification consistent with DOB practice. The term "convert, or conversion" will become a defined term, and its meaning is consistent with DOB practice. Previously, the term was used inconsistently throughout the ZR. The proposed definition of "conversion" is a change of use between the following categories of uses: residential, community facility, commercial, and manufacturing, except that any change of use that results in an increase in the number of dwelling units in a building will also be considered a "conversion."
12-10	DEFINITIONS	Modification consistent with DOB practice. The definition of "development, or to develop" will be amended. A cross-reference to a new section 11-23 will clarify that the demolition of a building that retains a foundation followed by new construction on the existing foundation will be considered a new building (see Section 11-23 in Table I for more detail regarding this substantive change). The definition will be clarified to specify that a development can occur on a portion of a zoning lot, and that "the use of a tract of land for a new use" was intended to refer to a new open use, other than a new accessory use.
12-10	DEFINITIONS	Clarification. The definition of "Dwelling unit" will be amended so that it includes all rooms within the unit, not just rooms with legal windows. Also, a passage regarding lot area requirements will be removed, as lot area requirements no longer apply anywhere in the ZR.
12-10	DEFINITIONS	Clarification. The definition of "enlargement," will be amended to include "accessory uses." This change is in response to and In accordance with BSA case 224-90-A (361 City Island Ave). Consistent with current DOB practice.
12-10	DEFINITIONS	Clarification. Within the defined term, "family," an unnecessary, out-of-date reference to "Section D26 1.7" of

<b>ARTICLE I</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		the Housing Maintenance Code will be eliminated.
12-10	DEFINITIONS	Modification consistent with DOB practice. "Fire wall" will become a defined term, as is required to bring the use of "fire wall" in the zoning resolution in line with the same term in the building code.
12-10	DEFINITIONS	Modification consistent with DOB practice. The definition of "floor area," will be modified to ensure that the attic space exemption does not affect the permitted density in R6 through R10 Districts.
12-10	DEFINITIONS	Clarification. The definition of "Floor area," will also be amended in several sections to replace the term "residential building," which was ambiguous, with the phrase "building containing residences," which is clearly broader than "residential building." Paragraph (k), which states that floor space that is or becomes unused or inaccessible within a building is still counted as floor area, will be amended to clarify and ensure applicability to proposed buildings as well, consistent with DOB practice.
12-10	DEFINITIONS	Clarification. "Floor area ratio," is measured according to zoning lot. The definition of this term will be amended to include an illustrative example of multiple buildings on a zoning lot.
12-10	DEFINITIONS	Clarification/re-organization. "General large scale development," will be renamed "Large-scale general development" and relocated within Section 12-10 to retain alphabetical organization.
12-10	DEFINITIONS	Clarification. The definition of "group parking facility" will be modified to replace the phrase "tract of land," with "an open #use# on a #zoning lot# or portion thereof." In addition, other clarifying language will be added.
12-10	DEFINITIONS	Clarification. The definition of "height factor," will be modified. A new example of how to calculate height factor will be added, and language clarified to demonstrate that height factor is relative to a zoning lot.
12-10	DEFINITIONS	Clarification. The definition of "home occupation" will be modified to replace "residential buildings" with "residences" and to make the term "commercial" a defined term in the phrase "#commercial# stables or kennels."
12-10	DEFINITIONS	Modification consistent with practice. The definition of the term, "hotel, apartment" will be amended to be consistent with amendments to the Multiple Dwelling Law. As such apartment hotels are presently required to be used exclusively for permanent occupancy, per the MDL amendment, the proposed change to the ZR will

<b>ARTICLE I</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		have no independent effect.
12-10	DEFINITIONS	Clarification. The term, "Industrial Loft Advisory Council," will be deleted as no such entity currently exists.
12-10	DEFINITIONS	Clarification. The definition of the term, "Joint living-work quarters for artists" will be amended. The passage describing an "artist" is unnecessary, as "artist" is a separate defined term within Section 12-10.
12-10	DEFINITIONS	Clarification. The definition of "Large-scale community facility development," will be modified to result in better organization as well as eliminate the undefined phrase, "tract of land."
12-10	DEFINITIONS	Clarification. A new defined term, "Large-scale development ," will be established, to represent either a #large-scale community facility development#, a #large-scale general development#, or a #large-scale residential development#.
12-10	DEFINITIONS	Clarification. The term, "General large-scale development," will be modified in title, content and organization. The resulting term will be, "Large-scale general development."
12-10	DEFINITIONS	Clarification. The definition of "large-scale residential development" will be modified to result in better organization as well as eliminate the undefined phrase, "tract of land."
12-10	DEFINITIONS	Clarification. The definition of the term, "Legally required window," will be updated to provide the appropriate housing code reference. "Section 4 of the Multiple Dwelling Law," will be replaced with, "the Housing Maintenance Code."
12-10	DEFINITIONS	Clarification. The definition of "Manufacturing Use" will be modified to instead define "Manufacturing" and "Use" individually.
12-10	DEFINITIONS	Clarification. The definition of "Lot coverage" will be modified to include a new example calculation.

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<i>Section</i>	<i>Title</i>	<i>Description</i>
12-10	DEFINITIONS	Clarification. The definition of "Non-profit residence for the elderly" will be modified for clarity.
12-10	DEFINITIONS	Modification consistent with DOB practice. A new defined term, "Non-residential building," will be established, denoting a building containing no residences.
12-10	DEFINITIONS	Clarification. The definition of the term, "open space" will be revised for clarity.
12-10	DEFINITIONS	Clarification. The definition of the term, "open space ratio" will be revised for clarity.
12-10	DEFINITIONS	Clarification. Language regarding arcades and plazas will be modified so that they are considered to be "provided," and no longer "developed."
12-10	DEFINITIONS	Clarification. The definition of "physical culture or health establishment" will be modified so that "commercial" is made a defined term.
12-10	DEFINITIONS	Modification consistent with DOB practice. A defined term, "Primary entrance," will be established, based on the inclusion of the phrase in the new definition of "building."
12-10	DEFINITIONS	Clarification. The definition of "Private road" will be modified to include a clarifying cross-reference and minor administrative edit.
12-10	DEFINITIONS	Clarification. The definition of "Public parking lot," will be revised for clarity.
12-10	DEFINITIONS	Modification consistent with DOB practice. The definition of "residence, or residential," will be modified to specify that it is one or more dwelling units, and includes "common spaces such as hallways, lobbies, stairways, laundry facilities, recreation areas or storage areas." Paragraph (d) will be deleted as redundant.
12-10	DEFINITIONS	Modification consistent with DOB practice. The term, "residential building," will become a defined term, denoting a building that is used exclusively for residential uses. Current use of this term throughout the Zoning Resolution will be adjusted to match DOB practice.

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12-10	DEFINITIONS	Clarification. The definition of "Sidewalk café" will be modified to resolve duplicative definitions of "sidewalk café" in the ZR and the Admin Code; and clarify that the definition of "public sidewalk" cannot be found in the related section of the Admin Code.
12-10	DEFINITIONS	Clarification. The format for identifying Special Districts within Section 12-10 will be modified. The following standard code format will be utilized, and relocated to the Special Districts section in 11-123:  The #Special XXXXX District# appears on the #zoning maps# superimposed on other districts and its regulations supplement or modify those of the district on which it is superimposed.  Certain Special Districts will have applicability language relocated to 11-123 as well.
12-10	DEFINITIONS	Clarification. The definition of "street" will be modified to replace "shown" with "established" -- in keeping with the terminology for streets on the City Map.
12-10	DEFINITIONS	Clarification. The definition of "trailer camp" will be modified to replace the phrase "tract of land," with "#zoning lot# or portion thereof."
12-10	DEFINITIONS	Clarification. The definition of "use" will be modified to provide greater clarity as regarding tracts of land as follows:  ...in a #building or other structure# or on an <u>open</u> tract of land.
12-10	DEFINITIONS	Clarification. The definition of "zero lot line building" will be modified to provide greater clarity as requested by DOB. Revised definition will include:  However , #accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) may be permitted to #abut# a #zero lot line building# on an adjoining #zoning lot#.

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<i>Section</i>	<i>Title</i>	<i>Description</i>
12-10	DEFINITIONS	Clarification. The definition of "zoning lot" will be modified to allow the City to perform a full title search and zoning lot certification of parties in interest.  " <u>...except that where the City of New York is a fee owner, such certificate may be issued by the New York City Law Department...</u> "
13-01	Applicability	Clarification. Add the word "enlarged": " <u>#accessory#</u> off-street parking spaces, <u>#public parking lots#</u> and <u>#public parking garages#</u> shall be <u>#used#</u> , or <u>#developed#</u> <u>or #enlarged#</u> ..." Clarifies that the regulations of this chapter apply to enlargements as well as developments and change of use; and that underlying parking regulations also apply where not superseded in this chapter. Preserves current interpretation.
13-12	Residential Development	Clarification. The phrase "residential developments" replaced by "developments containing residential use." "Residential building" defined in 12-10 to clarify that it means entirely residential. This change clarifies that the development may not be solely residential.
13-12	Residential Development	Clarification. The term "conversions" removed from last line. This regulation does not reference conversions until last line. Conversions are governed by Section 13-551 only. Rules are the same in both sections so this change eliminates a redundancy.
13-133	Community facility, commercial or manufacturing developments	Clarification. The terms "community facility," "commercial" and "manufacturing" will be changed to defined terms in accordance with proposed revised definitions.
13-41	General Provisions	Clarification. Term "enlargement" added to developments - to be consistent with applicability of the rest of the Section: " <u>.... no #accessory#</u> off-street parking spaces are required for any <u>#development#</u> <u>or #enlargement#</u> ...."
13-42	Residential Development	Clarification. Phrase "new residential" replaced by "only required for publicly assisted housing"; which is consistent with the intent which is set forth in the next paragraph. Paragraph (f), added "enlargements". Clarification that not all new residential developments need to provide parking and that paragraph (f) applies to both developments and enlargements as set forth in the previous paragraph.

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14-11	Locational Criteria for Enclosed Sidewalk Cafes	Clarification. The term "abut" is changed to a defined term, clarifying the term and retaining its intended meaning.
15-01	Applicability	Clarification. Mechanical space may be converted to residential use in Section 15-01, not just in the Special Lower Manhattan District. This is not a rule change and is consistent with DOB practice
15-01	Applicability	Clarification of organization. All rules pertaining to Lower Manhattan placed in one paragraph.
15-01	Applicability	Clarification. The proposed text clarifies that conversions are permitted in buildings that already contain dwelling units and that common spaces can be converted as well. The existing text describes “conversions to dwelling units of non-residential buildings”, raising questions regarding conversions in buildings that already contain dwelling units. Also, common spaces, such as lobbies and hallways, are also “converted” from non-residential to residential floor area but technically not allowed. This change will have no effect and is consistent with current DOB practice.
15-01	Applicability	Clarification. Addition of a general applicability rule stating: "All #conversions# to #residences# shall be permitted only in districts where #residential use# is allowed by the district regulations, or in those #manufacturing districts# where #residential use# is allowed pursuant to this Chapter or by authorization or special permit. All #conversions# to #joint living-work quarters for artists# shall be permitted only in districts where such #use# is allowed by the district regulations." This general applicability rule clarifies that this chapter does not allow conversions to residences where residences are not permitted by district regulations. No rule change.
15-01	Applicability	Clarification. Addition of a sentence stating that Section 28-00 does not apply to conversions. Rule also appears in Section 23-00.
15-011	Applicability within Special Purpose Districts	Clarification. Revised for clarity and organization. Only applicable within Special Districts listed that are outside community districts in which the chapter is applicable already. No rule change.
15-012	Applicability within C6-1G, C6-2G, M1-5A or M1-5B Districts	Clarification. "The #conversion# to #dwelling units# of non-#residential buildings#" replaced by : "#Conversions# in #buildings# ...." consistent with the fact that <u>portions</u> of buildings can be converted. Consistent with existing DOB practice.

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15-013	Building permits and variances issued before the effective date of amendment	Clarification. The term "conversion" will become defined.
15-021	Special use regulations	Clarification. The term "manufacturing" will become defined.
15-022	Location within building	Clarification. The term "conversion" will become defined.
15-023	Notice to residential tenants in mixed use buildings	Clarification. The phrase "mixed use" removed, as it is unnecessary and utilized differently than the Section 12-10 definition of #mixed use#. The term "conversion" will become defined.
15-025	Double glazed windows	Clarification. The term "conversion" will become defined.
15-10, 15-11, 15-111	REGULATIONS GOVERNING <u>RESIDENTIAL CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL</u> WITHIN EXISTING BUILDINGS IN RESIDENTIAL AND COMMERCIAL DISTRICTS, EXCEPT C6-2M AND C6-4M DISTRICTS; Bulk; Number of permitted dwelling units	Clarification. In each section the "conversion of buildings" is replaced by "conversion of floor area" or "portions of buildings". No effect; consistent with current DOB interpretation and practice.
15-112	Light and air provisions	Clarification. Reference to Section numbers updated.
15-12	Open Space Equivalent	Clarification. The word "provided" replaces "developed."
15-20	REGULATIONS GOVERNING <u>RESIDENTIAL CONVERSIONS TO DWELLING UNITS OF NON-RESIDENTIAL</u> WITHIN EXISTING BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS	Clarification to Section title consistent with 15-10. Clarifies that portions of buildings may be converted.
15-21	Use Regulations - Transfer of Preservation Obligations and Conversion Rights	Clarification. Removes reference to #Industrial Loft Advisory Council# which no longer exists.

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<i>Section</i>	<i>Title</i>	<i>Description</i>
15-211	Floor area preservation	Clarification. The term "conversion" will become defined.
15-212	Reduced floor area preservation	Clarification. The term "conversion" will become defined.
15-213	Comparability	Clarification. The term "conversion" will become defined.
15-214	Certification and other requirements of preservation and conversion	Clarification. The term "conversion" will become defined.
15-22	Number of Permitted Dwelling Units	Clarification. "Floor area" is converted to "residences," rather than "buildings" being converted to "dwelling units". Indicates that portions of buildings can be converted ; and that a "residence" as defined in the new Section 12-10 definition, has broader applicability than dwelling units; also includes halls and other spaces accessory to a dwelling unit.
15-23	Light and Air Provisions	Clarification. Updates cross reference to current section of Building Code.
15-24	Open Space Equivalent	Clarification. The term "developed" will be replaced by "provided."
15-26	Collection of Residential and Commercial Refuse	Clarification. The terms "commercial" and "manufacturing" will become defined.
15-30	MINOR MODIFICATIONS	Clarification. The term "conversion" will become defined.
15-41	Enlargements of Converted Buildings	Clarification. Phrase change: " <del>of non-residential buildings converted</del> to <del>dwelling units</del> residences#..." Indicates that a whole building does not have to be non-residential and that a conversion can be of a portion of a building. "Dwelling units" replaced by "residences" per amended Section 12- 10 definition.

**ARTICLE II**

<i><b>Section</b></i>	<i><b>Title</b></i>	<i><b>Description</b></i>
22-00	General Purposes	Clarification. Uses of ...“tracts of land” changed to “open uses of zoning lots” to clarify that a tract of land means an open portion of a zoning lot. Consistent with DOB interpretation and practice.
22-00	General Purposes	Clarification. Added: “Any accessory building abutting a residence on the same zoning lot shall be considered a single building”. This is to ensure that garages attached to homes are not treated as separate buildings due to amended definition of building. Garages attached to homes are currently not treated as separate buildings. Consistent with DOB interpretation and practice.
22-11	Use Group 1	Clarification. “single family detached residential development” changed to “single family detached residence”. Necessary because development refers to new construction only; Section is meant to refer to all residences. Consistent with DOB interpretation and practice.
22-12	Use Group 2	Clarification. “all other types of residential development” changed to “all other types of residences”. Necessary because development refers to new construction only; Section is meant to refer to all residences.
22-13	Use Group 3	Clarification. Asterisks replaced with footnotes for greater clarity.
22-13	Use Group 3	Clarification. Section number of NYS Hospital Code added for clarity.
22-13	Use Group 3	Clarification. Nursing homes and health related facilities split apart from other uses to clarify that central office function limitations do not apply.
22-13	Use Group 3	Clarification. Sanitariums split apart from other uses to clarify that central office function limitations do not apply. Consistent with DOB interpretation and practice.
22-13	Use Group 3	Clarification. Paragraphs (1), (2) and (3) relocated to Section 22-42 (Certification for Certain Community Facility Uses) since these paragraphs are the standards for the certification.
22-14	Use Group 4	Clarification. Asterisks replaced with footnotes for greater clarity.
22-14	Use Group 4	Clarification. Ambulatory diagnostic or treatment health care facilities are licensed by State of New York or are facilities in which patients are treated or diagnosed by professionals licensed by the State of New York or by persons under the supervision of such licensee. Consistent with DOB interpretation and practice.

<b>ARTICLE II</b>		
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22-14	Use Group 4	Clarification. Lighting for outdoor tennis courts shall be directed away from nearby residences, rather than nearby residential zoning lots, which might be interpreted to not apply to a predominantly commercial zoning lot that included residences.
22-22	By the City Planning Commission	Clarification. Nursing homes and health-related facilities cross referenced to 22-42. Clarification that proprietary facilities listed are not permitted in R1 and R2 districts.
22-321	Nameplates or identification signs	Clarification. Necessary because “residential buildings” now means exclusively residential; changed to buildings containing residences to capture all residences.
22-412(b)	Use of railroad or transit air space	Clarification. Three types of large-scale developments are consolidated under one new defined term.
22-42	Certification for Certain Community Facility Uses	Clarification. Plans for a building permit may be filed by persons other than a developer.
22-42	Certification for Certain Community Facility Uses	Clarification. Paragraphs (1), (2) and (3) of Section 22-13 relocated to this section since those paragraphs are the standards for this certification.
22-43	Detached and Semi-detached Two-Family Residences	Clarification. Necessary due to amended definition of “semi-detached building”. “Detached building ” changed to “two-family residence” because subject building may in fact be semi-detached. Likewise, “semi-detached building” changed to two-family residence because subject building may in fact be attached. Revised to clarify that the goal is not simply to avoid the appearance of a semi-detached or attached building, but to appear as a detached building. Zoning districts specified in paragraph (b) are based on permitted building types in these districts.
Chapter 3	Bulk Regulations for Residential Buildings in Residence Districts	Clarification. Title changed to Residential Bulk Regulations in Residence Districts. The term “residential building” now means exclusively residential and this chapter is used to apply bulk regulations for buildings with a mixture of residential and community facility or commercial uses.
23-01	Applicability of this Chapter	Clarification. Reference to conversion rules amended to comport with amended language in Article 1 Chapter 5. Also see Table I.

<b>ARTICLE II</b>		
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23-011	Quality Housing Program	Clarification. Districts listed for clarity.
23-011(a)	Quality Housing Program	Clarification. Section made applicable to “other structures”; QH Program elements clarified for conversions and R5D buildings.
23-011(b)	Quality Housing Program	Clarification. Buildings are developed or enlarged, not zoning lots; “existing buildings are residential” is changed to “buildings containing residences” to apply to buildings with a mix of residential and other uses as well as purely residential buildings.
23-011(c)	Quality Housing Program	Clarification that restrictions on the use of the Quality Housing Program do not apply to contextual districts, where the use of the Quality Housing Program is mandatory; “development or enlargement” changed to building
23-012	Lower density growth management areas	Clarification. Section made applicable to all uses and all buildings, rather than to “developments or enlargements”
23-03	Street Tree Planting in Residence Districts	Clarification. Conversions defined; non-residential building changed to “building” to apply to all buildings converted to residential use.
23-04	Planting Strips in Residence Districts	Clarification. Conversions defined; non-residential building changed to “building” to apply to all buildings converted to residential use.
23-12	Permitted Obstructions in Open Space	Clarification. References to “open areas” are removed since this term overlaps with areas regulated as “open space.” “Open space,” as defined, includes required yards and courts.
23-131	Balconies in R1 through R5 Districts	Clarification. “Length” changed to “width” to be consistent with practice of referring to all street walls in terms of width.
23-132	Balconies in R6 through R10 Districts	Clarification. “Length” changed to “width” to be consistent with practice of referring to all street walls in terms of width; “residential building” changed to building containing residences to apply to all buildings with residences.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
23-14	Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio	Clarification that requirements apply to zoning lot, not buildings. Reference to Section 23-22 changed to reflect correct title.
23-141	Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts	<p>Modification consistent with DOB practice. Clarifies distinction that attic allowance must be directly beneath a pitched roof outside of growth management areas, but may be on any story below a pitched roof in growth management areas. Clarifies that garage bonus is up to 300 square feet to be consistent with other garage bonuses.</p> <p>Clarification that regulations apply to zoning lots, not buildings. “Residential building” changed to building containing residences to apply to all buildings with residences. Open space rules clarified to exempt existing 1, 2 or 3 family residences from rules meant to apply to buildings with 4 or more units.</p>
23-141	Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts	Clarification that increase in FAR for attic space applies only to FAR’s listed in the table in paragraph (b), not to the tables listed in paragraphs (a) or (c).
23-142	In R6, R7, R8 or R9 Districts	Clarification. Cross references clarified for title changes and applicability. Regulations made applicable to zoning lots instead of buildings.
23-143	For high buildings in R6, R7, R8 or R9 districts	Clarification. Regulations apply to zoning lots, not buildings. Consistent with DOB interpretation and practice.
23-145	For residential buildings developed or enlarged pursuant to the Quality Housing Program	Clarification. Title changed to “For Quality Housing Buildings, a new defined term. Clarification that regulations apply to zoning lots, not buildings. Reference to certain streets in Brooklyn CD 6 being considered narrow streets removed; no longer necessary due to remapping.
23-145	For residential buildings developed or enlarged pursuant to the Quality Housing Program	Modification consistent with DOB practice. Lot coverage rules established in this section are for the residential portion of the building. Floor area rules are modified to make explicit that wide street FAR applies to zoning lots deeper than 100 feet with no narrow street frontage.
23-146	Optional provisions for certain R5 and R6 Districts in Brooklyn	Clarification that regulations apply to zoning lots. Prohibition of rear yard projections for semi-detached buildings that constitute the end building of a row of attached buildings unit extensions is eliminated because it is no longer necessary due to the amended definition of semi-detached building. Height and setback

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		regulations applicable to “residential developments” or “enlargements” replaced with “buildings”
23-147	For non-profit residences for the elderly	Clarification for Quality Housing buildings, a new defined term.
23-15	Maximum Floor Area Ratio in R10 Districts	Clarification. Regulations apply to zoning lot, not buildings.
23-17	Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations	Clarification. Title amended to assist readers in identifying this section as applicable where different bulk regulations apply to different portions of a zoning lot even within the same zoning district, such as where there is frontage on both a wide street and a narrow street. Repetition of language regarding open space ratios and lot coverage deleted.
23-21	Density Regulations	Clarification. Section applies broadly to any increase in the number of new dwelling units or rooming units.
23-22	Maximum Number of Dwelling Units or Rooming Units	Clarification that regulations apply to zoning lot, not buildings. Reference to certain streets in Brooklyn CD 6 being considered narrow streets removed; no longer necessary due to remapping.
23-23	Minimum Size of Dwelling Units	Clarification; redundancy eliminated
23-26	Special Provisions for Zoning Lots Divided by District Boundaries	Clarification. There are no special lot area requirements for non-residential uses in residence districts
23-33	Special Provisions for Development of existing Small Lots	Clarification. “Development” added to title, and section amended to make clear that section is triggered by developments on zoning lots.
23-44	Permitted Obstructions in Required Yards or Rear Yard Equivalentents	<p>Modification consistent with DOB practice. Garages accessory to one- or two-family residences are only permitted obstructions in a rear yard if they are detached from the residence.</p> <p>Clarification that balconies pertain to buildings containing residences, and overhangs pertain to portions of buildings. Reference to semi-detached building abutting an attached building is no longer necessary due to amended definition of semi-detached building. “Handicapped” changed to “persons with physical disabilities”.</p>

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		Measurement of height of detached garages in R3-R5 districts clarified to apex of pitched roof.
23-441	Location of garages in side yards of corner lots	Clarification. Rule changed from negative to positive for clarity.
23-442	Location of garages in side yards of other zoning lots	Clarification. Rule changed from negative to positive for clarity.
23-45(a)	Minimum Required Front Yards	Clarification. Conditions under which a 10 foot front yard is permitted and an 18 foot yard is required, and that section applies to all buildings containing residences.
23-45(b)	Minimum Required Front Yards	Clarification. Section applies to all buildings containing residences. Also see Table I.
23-461	Side yards for single- or two-family residences	Clarification. Paragraphs (a) and (b) given headings for greater clarity of applicability. Rules clarified to apply to all buildings containing residences.
23-461(a)	Side yards for single- or two-family residences	Modification consistent with DOB practice. Paragraph (a) made applicable to zero lot line buildings (no rule is currently stated for zero lot line buildings).
23-461(b)	Side yards for single- or two- family residences	Clarification. Rules clarified to apply to all buildings containing residences. Also see Table I.
23-462	Side yards for all other buildings containing residences	Clarification. Title change from “Side yards for all other residential buildings” to reflect amended definition of ‘residential building’. Clarified text applies to all buildings not included in Section 23-461, and applies to any building containing residences.
23-463	Maximum aggregate width of street walls	Clarification. Section applies to all abutting buildings containing residences on a single zoning lot.
23-48	Special Provisions for Existing Narrow Zoning Lots	Clarification. Reference to “tracts of land” eliminated; unnecessary.
23-49	Special Provisions for Side Lot Lines Walls	Modification consistent with DOB practice. Reference in title to “party” walls eliminated due to amended definition of “building”. Rule that allows side yards to be eliminated in R4 and R5 non-contextual districts for new buildings that abut existing buildings along side lot lines is clarified to be consistent with DOB practice.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		Amended rule requires that new building abut existing building for a length equal to or greater than one half the distance between the front and rear walls of the existing building. An “existing building” shall not include an accessory garage on a corner lot.
23-50	Exceptions for Subdivisions of Zoning Lots after Development	Clarification. The rule in this section is redundant with the modified rule in Section 23-49. Therefore it can be eliminated.
23-51	Special Provisions for Yards Adjacent to R1 through R5 Districts.	Clarification. Title change from “Special Provisions Applying Adjacent to R1 through R6B Districts”. Currently, this section combines height and setback rules with yard rules. This should only be a yard rule. The height and setback rules are eliminated from this section because they are covered in Section 23-693.
23-52	Special Provisions for Shallow Interior Lots	Clarification. Reference to “tract of land” eliminated because it is unnecessary.
23-531	Excepted through lots	Clarification. Change due to new defined term “Quality Housing building”.
23-532	Required rear yard equivalents	Clarification. Change due to new defined term “Quality Housing building”.
23-62	Permitted Obstructions	Clarification. Rule changed from negative to positive for greater clarity. Abutting buildings on a single zoning lot allowed to be considered a single building to maintain status quo in determining permitted size of bulkheads. “Building columns” given letter “h” in list of obstructions. Also see Table I.
23-621	Permitted obstructions in certain districts	Clarification. Change due to new defined term “Quality Housing building”.
23-621(d)	Permitted obstructions in certain districts	Clarification. In R5D districts, abutting buildings on a single zoning lot can be considered to be a single building to maintain status quo in determining size of bulkheads.
23-63	Maximum Height of Walls and Required Setbacks	Clarification. Cross reference to new Section 23-693 added.
23-631(b)	Height and setback in R1, R2, R3, R4 and R5 Districts	Clarification. Abutting made defined term. Rules made applicable to “other structures” in paragraph (b)(5). Rules made applicable to all buildings or other structures in paragraph (d) to capture alterations. Paragraph (g): clarification of projection rule, and that rules apply to all buildings containing residences. Paragraphs (h) and

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		(i): extraneous language removed, and that rules apply to all buildings containing residences.
23-632(a)	Height and setback in districts where front yards are not required	Modification consistent with DOB practice. Text added to explicitly exempt Quality Housing buildings and contextual districts.
23-632(b)	Height and setback in districts where front yards are not required	Modification consistent with DOB practice. Text added to include “buildings or other structures”. Language amended to reflect Quality Housing building as defined term.
23-633	Street wall location and height and setback regulations in certain districts	Clarification. Language amended to reflect Quality Housing building as defined term. References to “developments or enlargements” changed to “buildings” to capture alterations. Certain rules relocated within section for greater clarity. Paragraph (c) currently applies to “buildings or other structures”; reference to “other structures” added in paragraph where necessary for consistency.  Also see Table I.
23-633	Street wall location and height and setback regulations in certain districts	Modification consistent with DOB practice. Footnote 1 in table amended to explicitly state that referenced height and setback regulations apply to zoning lots with only wide street frontage or portions of other zoning lots within 100 feet of a wide street. Currently, no rule applies to that portion of a wide street interior lot deeper than 100 feet. Footnotes 3 and 4 in table amended to include “other structures”.
23-634	Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan	Modification consistent with DOB practice. Rules clarified to apply to all buildings or other structures. “Length” of recess changed to “width”. Text added to explicitly state that existing buildings with unchanged street walls are exempt from rules. Text added to make explicit that section does not apply within the area formerly known as the Westside Urban Renewal Area, which has expired.
23-64	Alternate Front Setbacks	Clarification. Section reorganized as paragraphs (a) and (b) to more clearly distinguish between contextual and non-contextual districts, and between Quality Housing and non-Quality Housing buildings. The alternate sky exposure planes are prohibited for Quality Housing buildings in non-contextual districts, and for all buildings in contextual districts. Maintains status quo.
23-64	Alternate Front Setbacks	Modification consistent with DOB practice. Amended text makes explicit that in R9 and R10 districts,

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		alternate front setbacks are not applicable where more than 25% of the new floor area in buildings is comprised of residential use.
23-65	Tower Regulations	Modification consistent with DOB practice. Section reorganized for greater clarity. First paragraph clarifies that the portion of the building regulated by tower rules is the portion that penetrates a sky exposure plane, and such portion cannot exceed a lot coverage of 40%, or up to 50% for lots smaller than 20,000 square feet. Section 23-651 (Towers on small lots) is relocated and incorporated into this section. Section then follows with paragraph (a), which states applicability of tower-on-a-base regulations: rules apply to buildings with 25% or more of their floor area in residential use and located on zoning lots with wide street frontage and within 125 feet of wide street along short dimension of block or within 100 feet of wide street along long dimension of block. Paragraph (b) states applicability of standard tower regulations: any building that does not meet qualifications of tower-on-a-base. Paragraph (c) states inapplicability of tower regulations: any building wholly or partly in a residence district, that is within 100 feet of a park, or located in a contextual district. Provision for balconies moved to Section 23-652.
23-651	Tower-on-a-base	Clarification. Current Section 23-651 (Towers on small lots) relocated and incorporated within Section 23-65. Text modified to refer to reorganized 23-65. Text changed from “development” to “zoning lot# in reference to lot coverage, which is always applied to the zoning lot.
23-652	Standard tower	Clarification. Text modified to refer to reorganized 23-65. Rules for balconies relocated from 23-65 since they apply only to standard towers.
23-661	Required side and rear setbacks for tall buildings in low bulk districts	Clarification. Title change. Reference to “residential” buildings eliminated. Unnecessary. Rule clarified to apply to “buildings or other structures’. Diagram added for clarity.
23-663	Required rear setbacks for tall buildings in other districts.	Clarification. Rule clarified to apply to “buildings or other structures”. Text modified to reflect Quality Housing building as defined term.
23-692	Height limitations for narrow buildings or enlargements	Modification consistent with DOB practice. This section, known as the “Sliver Rule,” reorganized for greater clarity. Rules apply to buildings less than 45 feet wide or to that portion of a building less than 45 feet wide above a specified height. The specified heights are listed in paragraphs (a) through (d). Additional rules regarding applicability are specified in paragraphs (1) through (5). All rules are current except for rule (3),

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		<p>which provides clarity as to how the width of a street wall is determined, and also states that abutting buildings on a single zoning lot can be considered a single building for the purposes of determining street wall width, which maintains the status quo. Abutting buildings are still subject to the specified height limits.</p> <p>Paragraph (6) is described in Table I. The last sentence of paragraph (6) maintains the status quo for a period of time between a decision by the Board of Standards and Appeals regarding the “Sliver Rule” and six months following the date of adoption of the proposed text amendment.</p>
23-693	Special provisions applying adjacent to R1 through R6B Districts	Clarification. New section with existing height and setback rule relocated from Section 23-51
23-71	Minimum Distance Between Buildings on a Single Zoning Lot	Modification consistent with DOB practice. Text clarified to make explicit that section applies to portions of buildings containing residences. Therefore, a wing of a building that is comprised only of community facility uses would not need to comply with this section. Abutting buildings can be considered single building when on same zoning lot to maintain status quo. Cross section reference corrected. Language regarding new abutting buildings in R10 districts eliminated because it is unnecessary; abutting buildings have always been exempt from 23-71 by DOB interpretation.
23-711	Standard minimum distance between buildings	Modification consistent with DOB practice. Text clarified to make explicit that distances are applied between portions of buildings containing dwelling units and any other building on the same zoning lot. Therefore, a wing of a building that is comprised only of community facility uses would not need to comply with this section.
23-82	Building Walls Regulated by Minimum Spacing Requirements	Clarification. Rule applies to abutting buildings on same zoning lot. Consistent with DOB practice.
23-83	Building Walls Regulated by Other than Minimum Spacing Requirements	Clarification. Rule applies to abutting buildings on same zoning lot. Consistent with DOB practice.
23-844	Modification of court and side yard regulations in the area of the former Bellevue South Urban Renewal Plan in the Borough of Manhattan	Clarification. Title changed to apply to “area of the” former Bellevue South Urban Renewal Plan instead of Urban Renewal Area, for more accurate description. Text clarified to apply to all buildings containing residences.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
23-86	Minimum Distance Between Legally Required Windows and Walls or Lot Lines	Clarification. Rule applies to all buildings containing residences and to abutting buildings on same zoning lot. Consistent with DOB practice.
23-87	Permitted Obstructions in Courts	Modification consistent with DOB interpretation. Language added to state that the listed obstructions are permitted within the minimum lot area and dimensions of a court. Other items, such as balconies, are permitted outside such minimum areas.
23-881	Minimum distance between lot lines and building walls in lower density growth management areas	Clarification. Rule applies to all buildings containing residences
23-891	In R1 through R5 Districts	Clarification. Rule applies to all buildings containing residences
23-892	In R6 through R10 Districts	Clarification. Exception added for area between commercial uses and street line, since all Quality Housing buildings, including those in commercial districts, must comply with planting requirements. Exception makes clear that if a portion of a ground floor in a commercial district is occupied by dwelling units, the front setback area shall be planted.  For substantive changes in this section, see Table I.
23-991	General definitions	Clarification consistent with DOB and HPD practice. “Compensated development” clarified to refer to conversions, as newly defined, in buildings or portions thereof, from non-residential use to dwelling units.
23-953	Special floor area compensation provisions in specified areas	Clarification. “General large-scale development” changed to ‘large-scale general development’ to reflect amended definition
23-962	Additional requirements for homeownership affordable housing	Clarification that rules of paragraph (f)(1) apply to buildings containing residences.
Chapter 4	Bulk Regulations for Community Facility Buildings in Residence Districts	Clarification. Title changed to Bulk Regulations for Community Facilities in Residence Districts. The term “community facility building” means exclusively community facility and this chapter is used to apply bulk regulations for buildings with a mixture of residential and community facility uses.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
24-01	Applicability of this Chapter	Clarification consistent with DOB and DCP practice. Bulk regulations of chapter apply to tax exempt uses. Non-tax exempt uses use bulk regulations of Article 2 Chapter 3 unless granted an authorization pursuant to 24-04.  For substantive changes in this section, see Table I.
24-011	Quality Housing Program	Modification consistent with DOB practice. 24-01 as proposed requires residential portions of buildings to comply with Article 2 Chapter 3. Exemptions are covered in 23-03; therefore, paragraphs (a), (b) and reference to study areas are no longer necessary. The modifications to 24-01 make certain provisions of Article 2 Chapter 8 (such as front setback planting requirements and parking location requirements) applicable to community facility buildings in contextual districts and to the community facility portion of a building in non-contextual districts.
24-012	Harassment	Clarification. 24-01 as proposed requires residential portions of buildings to comply with Article 2 Chapter 3. This rule is covered in 23-013
24-04	Modification of Bulk Regulations in Certain Districts	Clarification. Authorization applies to buildings containing residential and community facility uses that do not have tax-exempt status; clarifies that authorization applies to enlargements. Conversions made defined term.
24-05	Street Tree Planting.	Clarification. 24-01 as proposed requires residential portions of buildings to comply with Article 2 Chapter 3. Exemptions are covered in 23-03.
24-06	Planting Strips	Clarification. 24-01 as proposed requires residential portions of buildings to comply with Article 2 Chapter 3. Exemptions are covered in 23-04.
24-11	Maximum Floor Area Ratio and Percentage of Lot Coverage	Clarification. Regulation applies to zoning lot, not building.  For substantive changes in this section, see Table I.
24-11	Maximum Floor Area Ratio and Percentage of Lot Coverage	Modification consistent with DOB practice. Plaza and Arcade bonuses apply only where not more than 25% of the new floor area in buildings is comprised of residential use.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
24-111	Maximum floor area ratio for certain community facility uses.	Clarification. Paragraph (a) amended to delete obsolete provision. Paragraph (b) reorganized to clarify that if a zoning lot contains any of the listed uses, the maximum FAR for such uses (not for the zoning lot), is reduced as set forth in the table.
24-162	Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts	Clarification. Text amended to reflect concept that floor area limitations are based on a ratio of floor area for a particular building to the entire zoning lot, rather than to all the floor area within all the buildings to the zoning lot.
24-163	Open space ratio for residential portion	Clarification. Regulations apply to zoning lots containing residences.
24-164	Location of open space for residential portion	Clarification to maintain status quo.
24-166	Balconies	Clarification. Section number change (currently is 24-165). Text amended to apply to any portion of a building used for living or sleeping accommodations.
24-17	Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations	Clarification. Title amended to assist readers in identifying this section as applicable where different bulk regulations apply to different portions of a zoning lot even within the same zoning district, such as where there is frontage on both a wide street and a narrow street. Open space ratio no longer applies within this chapter now that all residential portions of buildings are proposed to be governed by Article II, Chapter 3. Repetition of “lot coverage” deleted.
24-31	Level of Yards	Clarification. Moved to Section 24-32 and combined with rules governing measurement of yard width or depth.  For substantive changes in this section, see Table I.
24-32	Level of Yards and Measurement of Yard Width or Depth	Clarification. Title change from Measurement of Yard Width or Depth to Level of Yards and Measurement of Yard Width or Depth. Language relocated from 24-31 to this section.
24-33	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Modification consistent with DOB practice. “Ramps for persons with physical disabilities added as permitted obstruction in yards. Clarification of conditions as to when off-street parking spaces accessory to community

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		facility uses in building or portions of buildings not exceeding 14 feet in height are permitted obstructions
24-35	Minimum Required Side Yards	Clarification. Abutting buildings on a single zoning lot are treated as a single building in application of yard requirements to maintain status quo.
24-351	Special provisions applying along district boundaries	Clarification. Currently, this section combines height and setback rules with yard rules. This should only be a yard rule. The height and setback rules are eliminated from this section because they are covered in Section 24-593.
24-381	Excepted through lots	Clarification. Quality Housing buildings now defined term
24-382	Required rear yard equivalentents	Clarification. Quality Housing buildings now defined term
24-51	Permitted Obstructions	Clarification. Abutting buildings on single zoning lot may be considered a single building when calculating size of permitted bulkheads. Maintains status quo.
24-522	Front setbacks in districts where front yards are not required	Clarification. The prohibition on using sky exposure planes for optional Quality Housing buildings in non-contextual districts, and for all buildings in contextual buildings is made more explicit by stating it at the beginning, rather than at the end of the section. "other structure" is added to table to clarify that sky exposure planes apply to buildings and other structures. In contextual districts, all Quality Housing buildings must comply with 23-633.
24-523	Special height and setback regulations	Clarification. "developments or enlargements" changed to "buildings or other structures".
24-53	Alternate Front Setbacks	Clarification. Section reorganized as paragraphs (a) and (b) to more clearly distinguish between contextual and non-contextual districts, and between Quality Housing and non-Quality Housing buildings. The alternate sky exposure planes are prohibited for Quality Housing buildings in non-contextual districts, and for all buildings in contextual districts. Maintains status quo.
24-53	Alternate Front Setbacks	Modification consistent with DOB practice. Amended text makes explicit that in R9 and R10 districts, alternate front setbacks are not applicable where more than 25% of the new floor area in buildings is

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		comprised of residential use.
24-54	Tower Regulations	Modification consistent with DOB practice. Section reorganized into paragraphs (a) and (b) to explicitly state under which conditions standard tower regulations and tower-on-a-base regulations do and do not apply. Tower-on-a-base rules apply to zoning lots with wide street frontage.  For substantive changes in this section, see Table I.
24-541	Towers on small lots	Clarification. Provisions of section incorporated into amended Section 24-54.
24-552	Required rear setbacks for tall buildings	Clarification. Result of new defined term “Quality Housing building”
24-592	Height limitations for narrow buildings or enlargements	Modification or change from DOB practice, as applicable, described in Section 23-692 in Tables I and II.
24-593	Special provisions applying along district boundaries	Clarification. Existing height and setback rule in Section 24-351 relocated to this new section.
24-61	General Provisions and Applicability	Clarification. Abutting buildings on single zoning lot are considered a single building
24-68	Permitted Obstructions in Courts.	Clarification. Rule changed from negative to positive.
25-022	Applicability of regulations to zoning lots in predominantly built-up areas	Clarification. Re-wording for clarity
25-025	Applicability of regulations to Quality Housing	Clarification. Commercial” made a defined term.
25-03	Definitions: Group parking facility	Clarification. Change “tract of land” to “zoning lot or portion thereof”.
25-16	Maximum Spaces for Other than Single Family Detached Residences:	Clarification. Section applies to all buildings containing residences

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
25-17	Modification of Maximum Spaces for Other than Single-Family Detached Residences	Clarification. “Residents of development” changed to “occupants of “residences”; “development” means only new buildings.
25-211	Application of requirements to conversions and certain enlargements	Clarification. “Additional dwelling units created by conversions of any kind” changed to “the creation of additional dwelling units or rooming units within existing buildings” for clarity and to make exemption applicable to rooming units
25-22	Requirements Where Individual Parking Facilities Are Provided	Clarification. “residential building” now means exclusively residential; changed to “residences”
25-23	Requirements Where Group Parking Facilities Are Provided	Clarification. “Dwelling units” changed to “residences” to capture rooming units where applicable, as per 25-21
25-25	Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly.	Clarification. Obsolete reference to Board of Estimate eliminated. “Developments” in chart made undefined term since parking ratios apply to enlargements and conversions as well. Reference to Quality Housing buildings added to reflect new defined term.
25-262	For conversions	Clarification. “Additional dwelling units created by conversions of any kind” changed to “the creation of additional dwelling units or rooming units within existing buildings” for clarity and to make exemption applicable to rooming units
25-31	General Provisions	Clarification. “new” development eliminated; extraneous. Paragraph relocated for greater clarity.
25-431	Limited repairs or motor fuel sales permitted in specified districts	Clarification. Section applies to all buildings containing residences
25-261	Location of parking spaces in certain districts	Clarification. Reference to semi-detached building abutting an attached building eliminated; unnecessary due to amended definition of “semi-detached building”. Maintains status quo.
25-623	Location of parking spaces for community facility uses	Clarification. Title changed. Section reorganized for greater clarity.  For substantive changes in this section, see Table I.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
25-633	Curb cut restrictions for certain buildings in R1 though R5 Districts	Clarification. Reference to semi-detached building abutting an attached building eliminated; unnecessary due to amended definition of “semi-detached building”. Maintains status quo.
25-67	Parking Lot Landscaping	Clarification. Section reorganized for greater clarity.  For substantive changes in this section, see Table I.
25-72	Required Accessory Off-Street Loading Berths	Clarification. Language added for “enlargements” where missing. Consistent with DOB practice.
25-80	Bicycle Parking	Clarification. Extraneous language removed for greater clarity.
26-00	Applicability of this Chapter	Clarification. Text change to reflect Quality Housing building as new defined term in paragraph (a). Rules of paragraphs (b) and (c) apply to zoning lots, not developments.
26-10	Special Requirements for Developments in R9 and R10 Districts	Clarification. Rule applies in R9 and R10 districts.
26-11	General Purposes	Clarification. “New” is eliminated; extraneous.
26-12	General provisions	Clarification. “New” is eliminated; extraneous.
26-13	Definitions	Clarification. Defined term “development” applies to section, as well as an enlargement involving an increase in lot coverage.
26-14	Horizontal Continuity	Clarification. “New” is eliminated; extraneous.
26-16	Central Refuse Storage Area	Clarification. “New” is eliminated; extraneous.
26-20	Special Requirements for Developments within Private Roads	Clarification. Rules apply to zoning lots, not developments. Consistent with DOB practice.

<b>ARTICLE II</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
26-21	Requirements for Private Roads	Clarification. Extraneous language removed for clarity.
26-26	Modification and waiver Provisions	Clarification consistent with DOB practice. Section applies to zoning lots, not developments
26-27	Waiver of Bulk Regulations within Unimproved Streets	Clarification. Title change eliminates “for developments” since section applies to zoning lots with private roads, or buildings, not developments.
26-30	Special Requirements for Developments with Private Roads in Lower Density Growth Management Areas	Clarification. Rule applies to zoning lots with buildings accessed by private roads, not developments.
26-34	Lighting, Signage and Crosswalks	Clarification that amenities are provided, not developed.
26-36	Modification and Waiver Provisions	Clarification; extraneous language removed
26-41	Street Tree Planting	Clarification. Alternative locations are permitted within one-half mile of the zoning lot, not development.
28-01	Applicability of this Chapter	Clarification. Reflecting new defined term “Quality Housing building”. Reference to Article 1 Chapter 5 simplified.
28-03	Quality Housing Program Elements	Clarification. Minimum unit size refers to dwelling units; consistent with 28-21.
28-11	Neighborhood Impact	Clarification. Reflects new defined term “Quality Housing building”.
28-23	Refuse Storage and Disposal	Modification consistent with DOB practice. Modification distinguishes between developments and enlargements, extensions and conversions. New language makes explicit that rule applies when there are 9 or more units per vertical circulation core. In R5D districts, “common ownership or control” language added to clarify applicability of rule to adjacent lots developed as a unit.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
32-00	GENERAL PROVISIONS	Modifications consistent with DOB practice. Replaced "use of ....tracts of land" with "open uses of zoning lots or portions thereof". Paragraph referencing Article I, Chapter 5 revised to be consistent with revisions to that Chapter. In order to maintain status quo after changing the definition of building, added that uses may be extended into abutting buildings on the same zoning lot.
32-15	Use Group 6	Modification consistent with DOB practice. Community facilities are already permitted as UG 6B offices, and this amendment makes such clear: "Offices, business, professional <u>including ambulatory diagnostic or treatment health care</u> , or governmental" Clarification: language involving large-scale residential developments revised to avoid repeating the term "development."
32-25	Use Group 16	Clarification. Replaced term "development" with "uses" consistent with meaning. 32-25 is a list of uses.
32-32	By the City Planning Commission	Clarification. Nursing homes and health-related facilities cross referenced to 22-42 instead of 74-903
32-41	Enclosure within Buildings	Clarification. "New" deleted from "new development" - "new" is redundant, because the definition of "development" includes new buildings.
32-421	Limitation on floors occupied by <del>non-residential</del> commercial uses	Modification consistent with DOB practice. "Non-residential" replaced by "commercial" or by use groups to clarify that community facilities are not included in the "non-residential" category; Last paragraph clarifies that the lowest two stories may be occupied by certain commercial uses in buildings constructed after the date the rule became effective. This rule was intended to be a liberalization for commercial uses and was not intended to restrict community facility uses.
32-422	Location of floors occupied by <del>non-residential</del> commercial uses	Clarification. "Residential use" replaced by "dwelling units" and "rooming units" so that commercial uses may locate above residential lobbies and accessory spaces. This section is not affected by the change in the definition of "building" because DOB has allowed residential uses below commercial uses within a "zoning building" as long as the uses were actually within different buildings. The change to the definition of building will align the practice with the text.
32-431	Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts	Clarification. Replaced the term "ground floor" with: "within #stories# that have a floor level within five feet of #curb level#." Amend "ground floor use" regulations for consistency so that ground floor means the same

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		thing throughout the ZR. Clarification that lobby space exception is for residential lobbies.
32-432	Ground floor use in Community Board 7, Borough of Manhattan	Clarification. Replaced the term "ground floor" with: "within #stories# that have a floor level within five feet of #curb level#." Amend "ground floor use" regulations for consistency so that ground floor means the same thing throughout the ZR.
32-434	Ground floor use in C4-5D and C6-3D Districts and in Certain C2 Districts	Clarification. Replaced the term "ground floor" with: "within #stories# that have a floor level within five feet of #curb level#." Amend "ground floor use" regulations for consistency so that ground floor means the same thing throughout the ZR.
32-442	Use of railroad or transit air space	Clarification. Revised for clarity. Consistent with wording in revised 22-412.
32-45	Certification of Certain Community Facility Uses	Modification consistent with City practice. Paragraphs (1), (2) and (3) of Section 22-13 relocated to this section since those paragraphs are the standards for this certification. Additional revisions accommodate this change.
32-52	Exceptions for Integrated Developments Divided by District Boundaries	Clarification. Replace "his" with "owner."
32-62	Permitted Signs	Clarification. This Section corrects the title in a cross reference to Section 32-68.
32-63	Permitted Advertising Signs	Clarification. This Section corrects the title in a cross reference to Section 32-68.
32-68	Permitted Signs on Residential or Mixed Buildings	Clarification. Uses term "residential portion" to be more concise and clear, instead of "...shall apply to a #building# or part of a #building# used for #residential# purposes."
33-01	Applicability of this Chapter	Clarification. The word "new" removed from the phrase "new development". List of special purpose district Articles updated. Paragraph about conversions amended to be consistent with amended language in Article I, Chapter 5.
33-03	Street Tree Planting in Commercial Districts	Clarification: paragraph (d): “#conversions# of 20 percent or more of the #floor area# of a non-#residential

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		#building# to a #residential use#..." "Non residential building" was eliminated because it would mean that the requirement is triggered only in buildings containing no residential uses prior to the conversion. Under the corrected text, street tree planting requirements apply to qualifying conversions even if the building already contained some residential use.
33-12	Maximum Floor Area Ratio	Clarification. Floor area ratio applies to zoning lots.
33-121	In districts with bulk governed by Residence District bulk regulations	Clarification. Floor area ratio applies to zoning lots and varies according to uses. Columns labeled with letters to increase clarity.
33-122	Commercial buildings in all other Commercial Districts	Clarification. Floor area ratio applies to zoning lots and varies according to uses.
33-123	Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts	Clarification. Floor area ratio applies to zoning lots and varies according to uses.
33-13	Floor Area Bonus for a Public Plaza	Clarification. Floor area ratio and floor area bonus apply to zoning lots rather than buildings, and are different for different uses.
33-14	Floor Area Bonus for Arcades	Clarification. Floor area ratio and floor area bonus apply to zoning lots rather than buildings, and are different for different uses.
33-151	In districts with bulk governed by Residence District bulk regulations	Clarification. Floor area ratio is expressed in terms of zoning lots and zoning lots that contain certain uses or mix of uses.
33-23	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Clarification. Language regarding permitted obstructions is simplified, put into positive form, and matches title. Added " ramps for persons with physical disabilities" with steps, which is a modification consistent with DOB practice pursuant to ADA requirements.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
33-294	Other special provisions along certain district boundaries	Clarification. Section moved in its entirety to height and setback section, now Section 33-493.
33-42	Permitted Obstructions	Clarification Language regarding permitted obstructions is simplified, put into positive form, and matches title. “For the purposes of this paragraph (c), #abutting buildings# on a single #zoning lot# may be considered to be a single #building#” – added to preserve status quo with new definition of building. New paragraph (i) added to include building columns as an item in the list instead of as a final paragraph without a letter.
33-43	Maximum Height of Walls and Required Setbacks	Clarification. Cross-references updated.
33-431	In C1 or C2 Districts with bulk governed by surrounding Residence District	Clarification. Added "or other structure" to "maximum height of buildings" in Table. Consistent with intent and DOB practice.
33-432	In other Commercial Districts	Clarification. Added "or other structure" to "maximum height of buildings" in Table. Consistent with intent and DOB practice.
33-433	Special height and setback regulations	Clarification. #developments# or #enlargements replaced by "buildings or other structures" because height and setback rules apply to "buildings or other structures".
33-44	Alternate Front Setbacks	Clarification. Rules for residential use not necessary in this chapter. Residential buildings in Commercial districts are governed by Article III, Chapter 4, and buildings with a mix of residential and commercial uses are governed by Article III, Chapter 5.
33-442	In other Commercial Districts	Clarification. Remove redundant reference to "non-residential uses"- because Use Groups are listed.
33-451	In certain specified Commercial Districts	Clarification. Language changed to be clearer and put in positive rather than negative rule form and adjusted for new definition of building.
33-455	Alternate regulations for towers on lots bounded by two or more streets	Clarification. The term zoning lot replaces building because floor area ratio rules apply to zoning lots.
33-456	Alternate setback regulations on lots bounded by two or more streets	Clarification. The term zoning lot replaces building because floor area ratio rules apply to zoning lots.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
N/A	Regulations Applying in Special Districts	Clarification. Removing inaccurate Title - which is also unusual in lacking a section number.
33-49	Special Height <u>and Setback</u> Limitations	Clarification. Title changed to also include section relocated to 33-493 with setback regulations.
33-492	Height limitations for narrow buildings or enlargements	Language providing cross-reference to 23-692 simplified. See Table I for substantive changes.
33-493	Special provisions along certain district boundaries	Clarification. 33-294 moved to 33-492 because this is a height and setback rule and not a yard rule.
34-01	Applicability of this Chapter	Clarification. This section clarifies that this Chapter applies to zoning lots containing only residential use, and that zoning lots with a mix of residential and other uses are governed by Article III, Chapter 5. The last paragraph, which is a cross reference to Article I, Chapter 5, is amended to use the same language as revisions to that chapter.
34-011	Quality Housing Program	Clarification. Replaces “development” with “building” consistent with new use of term development; “Quality Housing buildings” is made a defined term
34-11	General Provisions	Clarification. Removed redundant language
34-221	Maximum floor area ratio	Clarification. FAR applies to zoning lots so "residential building" is deleted. In addition language is simplified by removing redundant reference to residential bulk rules. Residential Article and Chapter are cross referenced.
34-223	Floor area bonus for a public plaza	Clarification. New defined term , “Quality Housing building,” replaces Quality Housing Program; and "provided" replaces developed to reduce unnecessary uses of the term “developed”
34-224	Floor area bonus for an arcade	Clarification. New defined term , “Quality Housing building,” replaces Quality Housing Program; and "provided" replaces “developed” to reduce unnecessary uses of the term “developed”

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
34-233	Special provisions applying along district boundaries	Clarification. Part of paragraph (b) moved to height and setback regulations and cross reference provided.
34-24	Modification of Height and Setback Regulations	Clarification. New defined term, “Quality Housing building,” replaces Quality Housing Program; Clarification of organization: paragraph (e) relocated from 34-233.
35-01	Applicability of this Chapter	Clarification. Substitute simpler sentence to explain that this chapter which applies to mixed buildings also applies where multiple buildings containing residential and commercial uses are on the same zoning lot. The last paragraph cross references regulations applying to conversions and uses the amended language used in Article I, Chapter 5.
35-011	Quality Housing Program	Clarification. Specific sections of Article II cross referenced for greater clarity regarding what parts of the regulations apply to the entire building; and new defined term “Quality Housing building” replaces “Quality Housing Program;” Section 35-22 added to cross-reference to include districts with commercial overlays, consistent with intent and practice.
35-10	GENERAL PROVISIONS	Clarification. Narrowing the use of the defined term "mixed building" to only refer to the amended version of the term building rather than all buildings on a zoning lot; adding the phrase "zoning lot with multiple buildings" where applicable consistent with 35-01.
35-20	APPLICABILITY OF RESIDENCE DISTRICT BULK REGULATIONS TO MIXED BUILDINGS	Clarification. Narrowing the use of the defined term "mixed building" to only refer to the amended version of the term building rather than all buildings on a zoning lot;
35-21	General Provisions	Clarification. Removed redundant language.
35-22	Residential Bulk Regulations in C1 or C2 Districts Whose Bulk is Governed by Surrounding Residence District	Clarification. The term "mixed building" is not necessary, changed to “building;” “Quality Housing building” replaces “Quality Housing Program.”
35-23	Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts	Clarification. The term "mixed building" is not necessary, changed to “building;” paragraph regarding C4-2 districts revised pursuant to changes in 35-01. "Quality Housing building" replaces "Quality Housing Program".

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
35-24	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Clarification. Height and setback regulations apply to "buildings and other structures"; the amended term "Quality Housing building" replaces "Quality Housing Program. "
35-24 (a)	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Modification consistent with DOB practice. Clarifies that dormers would be permitted obstructions in front setback areas only, consistent with intent. Clarifications: "Length" changed to "width"; other phrases reorganized for greater clarity.
35-24 (b)	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Clarification. Moves list of districts to under the paragraph heading which are the districts where the regulations in (b) apply. Replaces "Quality Housing Program" with "Quality Housing building" throughout Section. The phrase "or the height of the building whichever is less" deleted in (b) (1) and (2). The rule about existing buildings has been relocated to paragraph (e)(4). Horizontal enlargements rule relocated within section for greater clarity. Rule regarding building walls that face a street line at less than 65 percent relocated to paragraph (e) to apply in all districts. In paragraph (2)(iii), "developments" replaced by "block frontage" for sidewalk widening rules that apply to the block frontage. Strikeout within last paragraph of (2) moved to paragraph (e).
35-24 (c)	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Clarification. Setback regulation language added to be consistent with Setback language in Section 23-633(b); applies to "buildings or other structures"; reference added to other structures for consistency. Developments and enlargements replaced by buildings or other structures.
35-24 (e)	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Clarification. In paragraph (3), the rule that street wall location requirements do not apply to buildings whose street wall heights and widths remain unaltered, is proposed to be moved from paragraph (b). This clarifies that altered streetwall heights and widths are subject to location rules. Other paragraphs relocated within section for greater clarity.  For information about paragraph (4), see Table I.
35-24	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Clarification. Tables: footnotes amended - for clarity and for consistency (see also Section 23-633).
35-30	<b>APPLICABILITY OF FLOOR AREA AND OPEN SPACE REGULATIONS TO MIXED BUILDINGS</b>	Clarification – Title changed. Removed "mixed buildings" because this section also applies to zoning lots with two separate buildings where one is 100 percent residential.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
35-31	Maximum Floor Area Ratio for <del>Mixed Buildings</del>	Clarification. Title and first sentence, same as above.
35-311	Maximum floor area ratios and special provisions for mixed buildings or zoning lots with multiple buildings containing community facility use in certain districts	Clarification. Title simplified regarding floor area and revised to match applicability of the chapter as established in 35-01. Text amended to reflect concept that floor area limitations are based on a ratio of floor area for a particular building to the entire zoning lot, rather than to all the floor area within all the buildings to the zoning lot. Terminology in the table clarified and replaced for consistency.
35-33	Open Space Ratio for Residential Portions of <del>Mixed Buildings</del>	Clarification. This section also applies to zoning lots with two separate buildings where one is 100 percent residential. The phrase ". . . a #zoning lot# containing a #residential building# or the ..." was added because open space ratio applies to zoning lot.
35-34	Location of Open Space for <del>Mixed Buildings</del>	Clarification that this section also applies to zoning lots with two separate buildings where one is 100 percent residential. Added (b) and (c) listing commercial and community facility buildings because multiple buildings on a single zoning lot are no longer treated as a single mixed building. Maintains status quo in terms of the new definition of building. Separate building rewritten for clarity.
35-341	Open space restrictions in C4-1 Districts	Clarification. "developed with" replaced with "contains" to avoid using a defined term out of context. "Residential" made an undefined term.
35-35	Floor Area Bonus for a Public Plaza or Arcade in <del>Connection with Mixed Buildings</del>	Clarification. Title change: this section also applies to zoning lots with two separate buildings where one is 100 percent residential. "Commercial" and "Community Facility" are made defined terms. In paragraph (b), the 25 percent test is clarified to apply to the building. In paragraph (c), the term "developed" is removed, replaced with "provided" for clarity. In paragraph (f), "development" is changed to "building" because it does not matter whether the building is new or existing.
35-351	Arcades	Clarification that the 25 percent test applies to the building. The bonus only applies if less than 25 percent of the building is in residential use.
35-40	APPLICABILITY OF DENSITY REGULATIONS TO MIXED BUILDINGS	Clarification. Title and text changed to avoid reference to mixed buildings – not necessary. The entire chapter applies to mixed buildings and to zoning lots with multiple buildings, one of which is residential.
35-50	MODIFICATION OF YARD REGULATIONS FOR	Clarification – title change.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
	MIXED BUILDINGS	
35-51	Modification of Front Yard Requirements	Clarification. Title and text changed to avoid reference to mixed buildings – not necessary. The entire chapter applies to mixed buildings and to zoning lots with multiple buildings, one of which is residential.
35-52	Modification of Side Yard Requirements	Clarification. Title and text changed to avoid reference to mixed buildings – not necessary. The entire chapter applies to mixed buildings and to zoning lots with multiple buildings, one of which is residential.
35-54	Special Provisions Applying Adjacent to R1 through <del>R6B</del> R5 Districts	Clarification. Reorganization of sections 35-54, 35-541 and 35-542 for clarity : Section 35-542 not needed because 35-10 sends you to 23 -693; 35-541 folded into 35-54 which is not applicable to R6 districts so title changed; and this special rule applies along district boundaries so title is not needed.
35-541	Special yard provisions	Clarification. See 35-54
35-542	Special height and setback regulations	Clarification. See 35-54
35-60	MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR <del>MIXED BUILDINGS</del>	Clarification. Edit of section title. This section also applies to zoning lots with two separate buildings where one is 100 percent residential.
35-61	Height and Setback Regulations	Clarification. For improved organization, paragraph letters inserted to allow reference to paragraphs c and d in this section from 62-341(b)(1). References to “mixed buildings” deleted in accordance with changes to Section 35-01.
35-62	Maximum Height of Front Wall in Initial Setback Distance	Modification consistent with DOB practice. Rule does not apply to districts that do not have an initial setback distance: C1 or C2 districts mapped within R2A, R2X, R3, R4 or R5 districts and C3A Districts.
35-63	Special Tower Regulations for Mixed Buildings	Clarification. Added applicable districts: C1 C2 C4 C5 C6; replaced "length" of street wall with "width" of street wall for consistency with rest of ZR; updated cross references to 23-65 relating to reorganization of tower regulations. “Commercial” made a defined term.
36-023	Applicability of regulations in C4-1 Districts	Clarification. “Commercial” is made a defined term, “new” is deleted as redundant. Clarification that the

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		authorization to reduce parking requirements applies to zoning lots, and that the findings apply to group parking facilities instead of developments or enlargements.
36-21	General Provisions	Clarification. Sentence moved up in Section for greater clarity. “enlargement” added to “development” in first paragraph.
36-311	Application of requirements to conversions in C1 or C2 Districts	Clarification. ..."of any kind" removed and conversion now defined so modifying phrase "of any kind" inaccurate.
36-312	Application of requirements to conversion in C3 or C4 Districts	Clarification. ..."of any kind" removed and conversion now defined so modifying phrase "of any kind" inaccurate.
36-33	Requirements Where Group Parking Facilities Are Provided	Clarification. Removes duplication of parking regulations for residential uses in C districts. Cross references parking regulations for residential uses in Article II. For effect, see Sections 36-331 & 36-332 in Table I.
36-35	Modification of Requirements for Public Housing or Non-profit Residences for the Elderly	Section contents deleted except for cross reference to Article II (Section 25-25) regulations for parking .
36-351	In C1 or C2 Districts governed by surrounding Residence District bulk regulations	Section contents deleted. Cross reference to Article II (Section 25-25) regulations for parking remains in 36-35.
36-352	In other C1 or C2 Districts or in C3, C4, C5, or C6 Districts	Section contents deleted. Cross reference to Article II (Section 25-25) regulations for parking remains in 36-35.
36-361	<del>For new development or enlargements in</del> C1 or C2 Districts governed by surrounding Residence District bulk regulations	Clarification. Remove reference to development and enlargement; unnecessary.
36-362	<del>For new development or enlargements in</del> other C1 or C2 Districts or in C4, C5 or C6 Districts	Clarification. Remove reference to development and enlargement; unnecessary.
36-47	Restrictions on Automotive Repairs and Sale of Motor Fuel	Clarification. Word "detached" replaced by undefined "unattached" and newly defined "residential building" replaced by "building containing residences.” The defined term "detached" would impede the location of buildings on the side lot lines which is not the intent of this provision.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
36-532	Location and width of curb cuts accessing residential parking spaces in certain districts	Clarification. "Commercial district" made a defined term.
36-54	Restrictions on Use of Required Residential Open Space for Parking	Clarification. Word "developed" removed as unnecessary.
36-58	Parking Lot Maneuverability and Curb Cut Regulations	Clarification. Section reorganized for greater clarity. Substantive changes detailed in Table I.
36-62	Required Accessory Off-Street Loading Berths	Clarification. Title of Table changed to be consistent with text of the section; move sentence relating to applicability higher in section for clarity of organization and insert enlargements where applicable but currently omitted.
36-64	Wholesale, Manufacturing, or Storage Uses Combined with Other Uses	Clarification. "Manufacturing" is made a defined term.
36-70	BICYCLE PARKING	Clarification. Simplify language by removing duplication in first paragraph and replace "residential buildings" with "buildings" because "residential buildings" newly defined to mean exclusively residential.
37-10	Applicability of Article II, Chapter 6, to Developments with Private Roads	Clarification. Replace term "development" with "zoning lot" because term as used here applies to whole project site which includes private roads.
37-31	Applicability	Clarification. Remove redundant language: "new" and "residential development;" "Quality Housing building" made a defined term.
37-32	Definitions	Clarification. Make language consistent with defined terms in Section 12-10
37-33	Applicability of Article II	Clarification. Remove redundant phrase: "... shall apply to <del>any #residential development# or any #development#</del> occupied by #predominantly residential use# . . . "
37-34	Modifications to Applicability of Article II, Chapter 6	Clarification. Remove redundant phrase: "... shall apply to <del>any #residential development# or any #development#</del> occupied by #predominantly residential use# . . . "

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
37-35	Retail Continuity	Clarification. Applicability to developments established in 37-31. No need to repeat applicability language in each section. Clarified that the 50 percent requirement applies at the ground floor level.
37-36	Sign Regulations	Clarification: substitute term "building" for term "existing development" and remove term "new".
37-37	Street Wall Articulation	Clarification: Remove term "development". Applicability to developments established in 37-31. No need to repeat applicability language in each section. Replace "length" with "width" for consistency; update reference from Art to Design Commission.
37-40	Off-Street Relocation or Renovation of a Subway Stair	Clarification. Subway stations and lines references updated to current standard of reference including current applicability in footnote.
37-42	Administrative Procedure for a Subway Stair Relocation or Renovation	Clarification. Language amended for consistent grammar and syntax and consistent reference to applicability in 37-40.
37-51	Amount of Pedestrian Circulation Space	Clarification. Replace "floor area" with "area"- more accurate.
37-53	Design Standards for Pedestrian Circulation Spaces	Clarification. Remove "new" and replace with "development" or "building" or other appropriate reference as applicable; substitute more precise words where applicable: e.g.: word "arcade" for "building" because arcade is the subject of rule.
37-726	Permitted obstructions	Clarification. Replace "residential building" with "building containing residences" consistent with new definition.
37-743	Lighting and electrical power	Clarification. Replace "residential building" with "residences."
37-78	Compliance	Clarification. Remove "developed"- replace with "provided."
37-80	ARCADES	Clarification. Add "enlargements" consistent with intent and add missing cross reference to Section 43-14.
37-921	Perimeter landscaping	Clarification. "development" removed as redundant.

<b>ARTICLE III</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
37-922	Interior landscaping	Clarification. "development" removed as redundant.

<b>ARTICLE IV</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
42-00	General Provisions	Clarification. The phrase, "tract of land" will be replaced with "an open #use# on a #zoning lot# or portion thereof." In addition, other clarifying language will be added.
42-02	Study Area	Clarification. Entire section deleted. Obsolete text relating to residential use in manufacturing districts that has a sunset date of 1986. Most study areas have subsequently been rezoned to permit residential use.
42-03	Residential Use	Clarification. Section number changed to 42-02
42-11	Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B	Clarification. New language added to clarify that ambulatory diagnostic or treatment health care facilities as listed in Section 22-14 are permitted Use Group 4A uses in M1 districts.
42-14	Use Group 17	Clarification. "Residential" areas is undefined, so that it's meaning is not limited to residence districts. It is intended to also include commercial districts that are residential in character.
42-14	Use Group 17	Clarification. Paragraph (D)(1)(e) will be modified to reflect that joint living-work quarters for artists are now "provided," as opposed to "developed."
42-14	Use Group 17	Clarification. References to obsolete councils and offices deleted. ILAC no longer exists, Office of Economic Development no longer exists, successor agency (EDC) has not established intake procedure, DCA has not provided comments. The following passage will be deleted:

<b>ARTICLE IV</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		The Commission shall refer a copy of any application for authorization pursuant to this Section to the #Industrial Loft Advisory Council#, the Office of Economic Development, and to the Department of Cultural Affairs, each of which shall have thirty days to comment upon such application.
42-142	Modification by authorization of the City Planning Commission of use regulations in M1-5A and M1-5B Districts	Clarification consistent with the modified definition of "development."
42-20	PERFORMANCE STANDARDS	Clarification. The phrase, "tract of land," will be replaced with "an open area of a #zoning lot#."
42-233	Maximum permitted emission of dust	Clarification consistent with the modified definition of "development."
42-274	Regulations applying to Class II materials or products	Clarification. First reference in Section to buildings includes "other structures". Subsequent references to "such" buildings modified to include "other structures" for consistency.
42-275	Regulations applying to Class III materials or products	Clarification. Same as 42-274.
42-41	Enclosure of Commercial or Manufacturing Activities	Clarification. "new" eliminated in reference to "development" since it is redundant.
42-42	Enclosure or Screening of Storage	Modification consistent with DOB practice. Accessory open storage must comply with screening requirements.
42-462	Use of railroad or transit air space	Clarification consistent with the modified definitions of "large scale developments."
42-47	Residential Uses in M1-D Districts	Clarification consistent with the modified definition of "residential."
43-01	Applicability of this Chapter	Modification consistent with DOB practice. Language added to clarify that the rules of the Chapter apply to developments or enlargements of open uses, consistent with DOB practice
43-01	Applicability of this Chapter	Clarification of applicability of Chapter to conversions pursuant to Article 1 Chapter 5.

<b>ARTICLE IV</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
43-12	Maximum Floor Area Ratio	Clarification regarding floor area ratios. "...any building" will be deleted, as the permitted floor area ratios apply to a zoning lot.
43-121	Expansion of existing manufacturing buildings	Modification consistent with DOB practice. Floor area rules modified for clarity; wording changed to specify that expansions must be for a manufacturing use, consistent with DOB policy.
43-122	Maximum floor area ratio for community facility	Clarification. Title changed to reflect that floor area ratio is for use, not building. Text is modified to reflect that the maximum permitted floor area ratio is determined for the for use on the zoning lot.
43-171	Minor modifications	Clarification. The word, "developer" replaced with "applicant."
43-23	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Clarification. First sentence simplified to state "...the following obstructions shall be permitted..." In permitted obstructions list, "Steps" will be amended to include, "...and ramps for persons with physical disabilities;" This is consistent with DOB practice.
43-27	Special Provisions for Shallow Interior Lots	Clarification. Unnecessary language removed
43-42	Permitted Obstructions	Clarification. First sentence clarified to more directly state that "the following obstructions shall be permitted"
43-42	Permitted Obstructions	Clarification. Abutting buildings on single zoning lot allowed to be considered a single building to preserve the status quo when determining the maximum permitted size of a bulkhead..
43-43	Permitted Obstructions	Clarification. The term, "building" amended to read "building or other structure," to be consistent with preceding references to "buildings or other structures"
43-45	Tower Regulations	Clarification that tower lot coverage includes all towers on a single zoning lot, consistent with DOB practice.
43-51	Minimum Dimensions of Courts for <del>Community Facility</del> Buildings <u>Containing Community Facility Uses</u>	Clarification. Section title changed for greater clarity.
43-61	Bulk Regulations for Residential Uses in M1-D Districts	Clarification. Language regarding the new definitions of "building" and "residential" added to preserve the status quo.

<b>ARTICLE IV</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
44-21	General Provisions	Clarification. Fifth paragraph relocated to second paragraph for clearer flow.
44-27	Special Provisions for Expansion of Existing Manufacturing Buildings	Clarification. “manufacturing building” made a defined term for greater clarity.
44-28	Parking Regulations for Residential Uses in M1-D Districts	Clarification. “Residential building” now means a building that is entirely residential; therefore it is replaced with “residence” to maintain the status quo.
44-42	Size of Spaces	Clarification. The word, "developer" replaced with "applicant."
44-52	Required Accessory Off-Street Loading Berths	Clarification. Fourth paragraph relocated to second paragraph for clearer flow; “new” deleted in relation to “development” since it is now redundant.

<b>ARTICLE V</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
52-31	General Provisions	Clarification to reflect revisions to Article 1 Chapter 5
52-31	General Provisions	Modification consistent with DOB practice. New text added: “In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of #buildings#, a #non-conforming use# on the ground floor in such #building# may be changed only to a #conforming use#.” This new text clarifies that an existing non-conforming use on a street requiring ground floor retail can continue (such as a manufacturing use), but cannot use Article V to change to another non-conforming use that does not conform with retail continuity requirements.
52-34	Commercial Uses in Residence Districts	Clarification. Language regarding not more than three persons playing musical instruments eliminated to reflect court decision that struck down such prohibition.

<b>ARTICLE V</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
52-41	General Provisions	Clarification. “New’ eliminated; redundant.
52-41	General Provisions	Modification consistent with DOB practice. Same as 52-31
52-44	Residence Districts Except R1 and R2 Districts	Clarification. “Community facility” is made a defined term for greater accuracy.
52-45	Non-Non-conforming Residential Uses in M1 Districts	Modification consistent with DOB practice. “Residential use” replaced with “dwelling unit or rooming unit” to make explicit that residential uses such as laundry rooms or lobbies may be located on or below the same story as a commercial or manufacturing use. “Rooms” replaced with “dwelling units or rooming units” and amount of residential floor area required for each new dwelling unit or rooming unit changed from 200 to 400 square feet to reflect fact that room counts are obsolete, and that one new rooming unit is the equivalent of two old zoning rooms.
52-51	General Provisions	Clarification. New language states “Notwithstanding the provisions of this Chapter, the provisions of Section 11-23 (Demolition and Replacement) shall apply to such reconstructed building”. This ensures that the amenities listed in 11-23 are provided by the reconstructed building.
52-531	Permitted reconstruction or continued use	Clarification. Language added stating that abutting buildings on a single zoning lot may be considered to be a single building to maintain the status quo.
52-55	Lesser Damage or Destruction	Clarification. “Tract of land” replaced with “zoning lot” since all uses occur on zoning lots.
52-62	Buildings Containing Residences in M1-D Districts	Clarification. “Residential building” is proposed to be re-defined to mean exclusively residential, which necessitates title change from “Residential Buildings in M1-D Districts”, and other changes in section, so that

<b>ARTICLE V</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		status quo is maintained.
54-31	General Provisions	Clarification consistent with DOB practice. “converted” made defined term
54-311	Buildings non-complying as to density regulations	Clarification consistent with DOB practice. “converted” made defined term.
54-40	Damage or Destruction in Non-Complying Buildings	Clarification consistent with DOB practice. Language added stating that abutting buildings on a single zoning lot may be considered to be a single building to maintain the status quo.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-11	Definitions (Development)	Clarification. In the 'development' definition, redundant portion of enlargement definition is deleted and Section 62-21 added to last bullet to clarify "change of use".
62-11	Definitions (Visual Corridor)	Clarification consistent with DOB practice. A "visual corridor" is a ... "tract of land" is changed to "open area" to clarify that tract of land means an open portion of a zoning lot. In the same definition "block" is changed to "one or more zoning lots" as visual corridor is determined on each zoning lot.
62-12	Applicability to Developments in the Waterfront Area	Clarification consistent with DOB practice. Large-scale #developments# changed to new defined term #large-scale developments#.
62-132	Applicability of Article VII, Chapters 4, 8 & 9	Clarification consistent with DOB practice. Large-scale #developments# changed to new defined term #large-scale developments# in several instances. Location of Section 74-74 changed to be listed sequentially
62-133 (a)	Applicability of the Quality Housing Program	Clarification consistent with DOB practice. "Residential building# or any #residential# portion of a #mixed

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		building" changed to "buildings containing residences" to apply to all buildings with residences. Clarification that regulations apply to zoning lots, not buildings.
62-133 (b)	Applicability of the Quality Housing Program	Clarification consistent with DOB practice. Reworded to make the applicability language concise. "Residential building# or any #residential# portion of a #mixed building" changed to "buildings containing residences" to apply to all buildings with residences. Added... "However, all other requirements of the Quality Housing Program set forth in Article II, Chapter 8 shall apply." to part (b) where it belongs.
62-134	Applicability of Article VII, Chapter 7	Clarification. Replaced ..."#developments# or #enlargements# built pursuant to the #Quality Housing Program#" by "#Quality Housing buildings#" which is a defined term encompassing all of the above.
62-242	Uses on new piers and platforms	Clarification. Language correction from "Conversions from these #uses#" ...to.. "Changes of #use#" as special permit pursuant to Section 62-834 refers to "change of use" and not "conversions".
62-321	Residential development in R3, R4 and R5 Districts	Clarification consistent with DOB practice. In the Title "development" is replaced by "use" as this section is meant to apply to all buildings that have residential uses.
62-321	Residential development in R3, R4 and R5 Districts	Clarification consistent with DOB practice. Added ..."#residential portions of #buildings#" to keep it consistent with the earlier intent of the section that regulations apply to all buildings with residences.
62-322	Residential development in R1, R2, R6, R7, R8, R9 and R10 Districts	Clarification consistent with DOB practice. In the Title "development" is replaced by "use" as this section is meant to apply to all buildings that have residential uses.
62-322	Residential development in R1, R2, R6, R7, R8, R9 and R10 Districts	Clarification consistent with DOB practice. Added ..."#residential portions of #buildings#" to keep it consistent with the earlier intent of the section that regulations apply to all buildings with residences.
62-322	Residential development in R1, R2, R6, R7, R8, R9 and R10 Districts	Clarification. Deleted ..."#for any #building or other structure# " as FAR and lot coverage apply to Zoning lots. Deleted ..."#within a #waterfront block# " to eliminate repetition as 62-32 mentions the applicability on waterfront blocks.
62-322	Residential development in R1, R2, R6, R7, R8, R9 and R10 Districts	Clarification. Deleted ..."#for any #building# on a #zoning lot# within a #waterfront block#" .. from the asterisk footnote in table to eliminate redundancy.

<b>ARTICLE VI</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
62-323	Non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts	Clarification. Deleted ..."within a #waterfront block#" to eliminate redundancy.
62-324	Non-residential buildings in Residence Districts	Clarification. Title changed to "Community facility and commercial uses in Residence Districts" to clearly specify applicability to community facility and commercial USES.
62-324	Non-residential buildings in Residence Districts	Clarification consistent with DOB practice. "any #building# used partly for #community facility use #" replaced with "community facility portion of a #building# to specify that regulations only apply to community facility portion and not the entire building.
62-324	Non-residential buildings in Residence Districts	Clarification... "within a waterfront block" deleted to eliminate redundancy.
62-324 (b)	Non-residential buildings in Residence Districts	Clarification consistent with DOB practice. Cross reference titles adjusted. Text added..."to #community facility buildings# or to that portion of a #building# used for a #community facility use#" to specify applicability to all community facility uses. Table title changed to reflect the same applicability to all community facility uses
62-324	Non-residential buildings in Residence Districts	Clarification consistent with DOB practice. Text added to emphasize that total floor area of both community facility and residential uses shall not exceed the greater of the two floor areas.
62-325	Buildings in Commercial Districts	Clarification consistent with DOB practice. Text amended ... "#commercial# or community facility building# or #building# used for both #commercial# and #community facility uses# replaced with "commercial or community facility uses" to make the applicability use-specific and make the text comport with the amended definitions of #community facility buildings# and #commercial buildings#
62-325	Buildings in Commercial Districts	Clarification consistent with DOB practice. Text reconfigured to put the subject of applicability upfront "For #residential buildings# and #residential# portions of #mixed buildings#" . ZR section 35-23 cross reference added to identify a residence district and its commercial district equivalent.
62-326	Buildings in Manufacturing Districts	Clarification. Text amended to clarify that regulations apply to zoning lot and not buildings. "waterfront block" deleted to eliminate redundancy.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-327	Maximum floor area ratio for a mixed use building in a Special Mixed Use District	Clarification. Administrative correction to the title. Zoning lots added to clarify that floor area ratio applies to zoning lots and not buildings.
62-33	Special Yard Regulations on Waterfront Blocks	Clarification. Deleted... "within #waterfront blocks#" to eliminate redundancy.
62-332	Rear yards and waterfront yards	Clarification. Deleted... "improvements within #waterfront public access areas# " and added Section 62-611 to specifically refer to permitted obstructions in that section.
62-341	Developments on land and platforms	Clarification. In paragraph (a) (4) (i), "length" changed to width" to be consistent with practice of referring to all street walls in terms of "width"
62-341	Developments on land and platforms	Clarification. In paragraph (a) (4) (ii), "building" converted to a defined term
62-341	Developments on land and platforms	Clarification. In paragraph (b) (1), title change necessary to "building containing residences" to capture all residences because "residential buildings" now means exclusively residential.
62-341	Developments on land and platforms	Clarification. In paragraph (b) (1) (i) & (ii), "underlying" added instead of section numbers to not exclude any applicable sections unless intended. "residence or mixed building" replaced with "Building containing residences" to encompass all buildings with residences.
62-341	Developments on land and platforms	Clarification. In paragraph (b) (2) & (3), "underlying" added instead of section numbers to not exclude any applicable sections unless intended.
62-341	Developments on land and platforms	Clarification. In paragraph (b) (3), title changed to "building containing commercial uses" as the definition of "commercial building" now means exclusively commercial use.
62-341	Developments on land and platforms	Clarification. In paragraph (b) (4), "other structures" replaced by "structure other than buildings" to clarify the intent.
62-341	Developments on land and platforms	Clarification. In paragraph (c), "underlying" added instead of section numbers to not exclude any applicable sections unless intended.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-341	Developments on land and platforms	Clarification. In paragraph (c) (5) & (6), "length" changed to width" to be consistent with practice of referring to all street walls in terms of "width"
62-341	Developments on land and platforms	Clarification consistent with DOB practice. In paragraph (c) (6), "Building" replaced with #Building or Other Structure# to encompass all kinds of structures for height regulations.
62-341	Developments on land and platforms	Clarification. In paragraph (d) (1), "building" converted to a defined term
62-341	Developments on land and platforms	Clarification consistent with DOB practice. In paragraph (d) (2), "Building" replaced with #Building or Other Structure# to encompass all kinds of structures for height regulations. Same change in Table C
62-341	Developments on land and platforms	Clarification. In paragraph (d) (2) (i) & (ii), "building" converted to a defined term
62-341	Developments on land and platforms	Clarification. In diagram title, "length" changed to width" to be consistent with practice of referring to all street (building) walls in terms of "width"
62-342	Developments on piers	Clarification. "underlying" added instead of section numbers to not exclude any applicable sections unless intended.
62-342	Developments on piers	Clarification. "Length" changed to width" to be consistent with practice of referring to all street (building) walls in terms of "width"
62-342	Developments on piers	Clarification. "building" converted to a defined term in reference to building height and building wall
62-342	Developments on piers	Clarification. In paragraph (a), "Building" replaced with #Building or Other Structure# to encompass all kinds of structures for height regulations.
62-342	Developments on piers	Clarification. In paragraph (b) title, "length" changed to width" to be consistent with practice of referring to all street (building) walls in terms of "width"
62-342	Developments on piers	Clarification. In paragraph (b), added "do not abut" to clarify that distance between buildings only applies to separate buildings.

<b>ARTICLE VI</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
62-342	Developments on piers	Clarification. In paragraph (c), "length" changed to width" to be consistent with practice of referring to all street (building) walls in terms of "width"
62-343	Developments on floating structures	Clarification. "underlying" added instead of section numbers to not exclude any applicable sections unless intended.
62-343	Developments on floating structures	Clarification consistent with DOB practice. In regards to vessels, "converted" replaced by "repurposed" to avoid any confusion with the term "conversion" that may have a different connotation.
62-353	Special floor area, lot coverage and residential density distribution regulations	Clarification. Administrative correction - "residential" changed to defined term
62-353	Special floor area, lot coverage and residential density distribution regulations	Clarification. In paragraph (e) - adjustment made to title of cross reference.
62-353	Special floor area, lot coverage and residential density distribution regulations	Clarification. In paragraph (g) - "building" in one instance changed to a defined term.
62-354	Special height and setback regulations	Clarification. In paragraph (b)(1), (b)(2)& (b)(3) - "building" changed to a defined term; in paragraph (f), commercial and community facility made defined terms.
62-411	Accessory residential roof parking	Clarification. "non-#residential #building#, a non-#residential# portion of a #building# containing #residential use#" replaced with "building or portion thereof" to make the text concise and precise.
62-411	Accessory residential roof parking	Clarification. In paragraph (d), "#residential building# or a non-#residential# portion of a #building# containing a #residential use#" replaced with "#building# containing #dwelling units# or #rooming units# to make the text more concise and precise.
62-412	Accessory residential off-site parking	Clarification. In paragraph (f), "# residential buildings#" replaced with "building containing #residences#" to encompass all buildings with residences as "residential building" now means exclusively residential.
62-421	Accessory non-residential roof parking	Clarification. "non-residential building" used as a defined term.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-45	Supplementary Regulations for All Parking Facilities	Clarification. "involving" replaced with "with" to make the meaning clearer.
62-462	Passenger drop-off and pick-up areas for docking facilities	Clarification consistent with DOB practice. "involving" replaced with "providing new " to make the intent of the text clear.
62-50	GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS	Clarification consistent with DOB practice. Regulations apply to "zoning lots" and not "developments".
62-51	Applicability of Visual Corridor Requirements	Clarification consistent with DOB practice. Regulations apply to "zoning lots" and not "developments".
62-51	Applicability of Visual Corridor Requirements	Clarification. Administrative correction - "comprising" replaced with "comprised of" in two instances.
62-513	Permitted obstructions in visual corridors	Clarification. Some text deleted to eliminate redundancy and reorganized for clarity.
62-52	Applicability of Waterfront Public Access Area Requirements	Clarification consistent with DOB practice. Regulations apply to "zoning lots" and not "developments". Text changed in three instances to clarify the same.
62-52	Applicability of Waterfront Public Access Area Requirements	Clarification consistent with DOB practice. In paragraph (a) text added "on the #zoning lot#" to clarify that "existing floor area" is with respect to zoning lot.
62-53	Requirements for Shore Public Walkways	Clarification consistent with DOB practice. In paragraph (a) & (a)(2), text amended to clarify that regulations apply to "zoning lots" and not "developments" or "use".
62-54	Requirements for Public Access on Piers	Clarification consistent with DOB practice. Text added "for the purposes of this paragraph, #abutting buildings# on a single #zoning lot# shall be considered a single #building#" to keep the same intent as the building definition now considers abutting buildings as two separate buildings.
62-58	Requirements for Water-Dependent Uses and Other Developments	Clarification consistent with DOB practice. Regulations apply to "zoning lots" and not "developments".

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-58	Requirements for Water-Dependent Uses and Other Developments	Clarification consistent with DOB practice. Text added "subject to such agreement" to emphasize the applicability to certain developments.
62-60	DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS	Clarification consistent with DOB practice. Text added to preface the section - "#Waterfront public access areas# required pursuant to Section 62-52 (Applicability of Waterfront Public Access Area Requirements) shall comply with the provisions of this Section 62-60, inclusive".
62-611	Permitted obstructions	Clarification. Text deleted to eliminate redundancy and reorganized for clarity.
62-62	Design Requirements for Shore Public Walkways and Supplemental Public Access Areas	Clarification. Text added to paragraph (a) (1) - "In all districts" - to clarify.
62-62	Design Requirements for Shore Public Walkways and Supplemental Public Access Areas	Clarification. Text deleted from paragraph (a) (1)- "for #developments# comprised of #predominantly commercial# or #community facility uses#" to eliminate redundancy as applicability is described in 62-52
62-62	Design Requirements for Shore Public Walkways and Supplemental Public Access Areas	Clarification consistent with DOB practice. In paragraph (c) (1) "#developments# comprised of" replaced with "#zoning lots# occupied by" to clarify that the regulations apply to zoning lots and not developments.
62-62	Design Requirements for Shore Public Walkways and Supplemental Public Access Areas	Clarification consistent with DOB practice. In paragraph (c) (2))iii)(a) & (b), "building" converted to a defined term
62-631	Design requirements for public access on piers	Clarification consistent with DOB practice. In paragraph (b), "building" converted to a defined term
62-653	Lighting	Clarification. "#residential buildings#" replaced with "building containing #residences#" to encompass all buildings with residences as "residential building" now means exclusively residential.
62-71	Operational Requirements	Clarification. Table in paragraph (a) reworded to clarify the regulations. No change in the regulations; community facility and commercial made defined terms.
62-81	Certifications by the Chairperson of the City Planning Commission	Clarification. Text reworded to clarify the regulations. No change in the regulations.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-81	Certifications by the Chairperson of the City Planning Commission	Clarification. Administrative correction - "involving" replaced with "containing".
62-811	Waterfront public access and visual corridors	Clarification consistent with DOB practice. In paragraph (a), text amended to clarify that regulations apply to "zoning lots" and not "developments".
62-811	Waterfront public access and visual corridors	Clarification consistent with DOB practice. In paragraph (d), text added "subject to such agreement" to emphasize the applicability to certain developments.
62-821	Modification of requirements for ferries and sightseeing, excursion or sport fishing vessels	Clarification. "residential" removed as a defined term as use of "residential" in this context (paragraph (a)(3)) refers to a generalized term on a neighborhood scale.
62-822	Modification of waterfront public access area and visual corridor requirements	Clarification consistent with DOB practice. In paragraph (c),(c)(1) &(c)(2), "development" converted to a defined term. Minor text reconfiguration for language clarification at the end of paragraph (c).
62-823	Modification of use regulations in C3 Districts	Clarification. "residential" removed as a defined term as use of "residential" in this context (paragraph (c)) refers to a generalized term.
62-832	Docks for ferries or water taxis in Residence Districts	Clarification. In paragraphs (a), (b), (c) & (e), "residential" removed as a defined term because use of "residential" in this context refers to a generalized term.
62-836	Bulk modifications on waterfront blocks	Clarification. Administrative correction - "#development#" replaced with "neighborhood"
62-931	Waterfront Access Plan BK-1: Greenpoint-Williamsburg	Clarification consistent with DOB practice. In paragraph (d)(2), "developed" converted to a defined term in two instances to clarify the intent and minor reconfiguration of text to clarify language.
62-931	Waterfront Access Plan BK-1: Greenpoint-Williamsburg	Clarification. In paragraph (e)(1), "developed" converted to a defined term in two instances to clarify the intent.
62-951	Waterfront Access Plan Q-1: Northern Hunters Point	Clarification. Section modified to refer to all cases where a waterfront yard is not required, not just developments.

<b>ARTICLE VI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
62-951	Waterfront Access Plan Q-1: Northern Hunters Point	Clarification consistent with DOB practice. In paragraph (b), text amended to clarify that regulations apply to "zoning lots" and not "developments".
62-951	Waterfront Access Plan Q-1: Northern Hunters Point	Clarification consistent with DOB practice. In paragraph (d)(2), "developed" converted to a defined term to clarify the intent.
62-952	Waterfront Access Plan Q-2; Downtown Flushing	Clarification. In paragraph (d)(6), minor language correction.
62-952	Waterfront Access Plan Q-2; Downtown Flushing	Clarification. In paragraph (d)(6), "length" changed to width" to be consistent with practice of referring to all street (building) walls in terms of "width"

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
72-01	General Provisions	Clarification. Ability to waive bulk regulations related to unimproved streets applies also to enlargements or other alterations. Phrases regarding developments with fewer than or at least 20 dwelling units revised to refer to dwelling units accessed by private roads.
72-21	Findings Required for Variances	Clarification. Reasonable return finding does not include only new buildings, but also other development options, such as enlargements, or changes of use.
72-40	AMORTIZATION OF CERTAIN ADULT ESTABLISHMENTS AND SIGNS FOR ADULT ESTABLISHMENTS	Clarification: "commercial" made a defined term.
72-41	<u>Continuation of Certain Adult Establishments</u>	Clarification: "commercial" made a defined term.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
73-122	College or school student dormitories or fraternity or sorority student houses	Clarification. Defined term "residential buildings" replaced with defined term "residential use" as the latter is more pertinent in the context.
73-123	Non-commercial clubs	Clarification. Defined term "residential buildings" replaced with defined term "residential use" as the latter is more pertinent in the context.
73-13	Open Uses in R1 or R2 Districts	Clarification. "Residential zoning lots" replaced with "zoning lots containing residences" to clarify the intent.
73-14	Public Service Establishments	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-16	Public Transit, Railroad or Electric Utility Substations	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-201	In C1 Districts	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-202	In M1-5A or M1-5B Districts	Clarification. "Residential" and "use" made into undefined terms to describe a general area.
73-22	Commercial Beaches	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-23	Commercial Swimming Pools	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-241	In C1-1, C1-2, C1-3, C1-4, C2-1, C2-2, C2-3, C2-4, C3, C5, M1-5A or M1-5B Districts	Clarification. In paragraph (a), "residential" and "use" made into an undefined term to describe a general area.  In paragraph (e), "building" converted to a defined term and language corrected to clarify the intent.
73-242	In C3 Districts	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-244	In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts and the Special Tribeca Mixed Use District	Clarification. "Residential" made into an undefined term to describe a general residential area.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
73-25	Boatels	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-26	Children's Amusement Parks	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-27	Funeral Establishments	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-36	Physical Culture or Health Establishments	Clarification: "commercial" made a defined term
73-432	Reduction of parking spaces for places of assembly	Clarification. "In the same building or" and "within the building or" deleted to eliminate redundancy as the text applies to the zoning lot as well.
73-451	For residences	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-46	Waiver of Requirements for Conversions	Clarification. "Conversions" changed to a defined term and "of any kind" deleted to eliminate redundancy as this is included in the definition of conversion.
73-481	For hospitals and related facilities in Residence Districts	Clarification. "Residential" made into an undefined term to describe a general residential area.
73-53	Enlargements or Extensions of Certain Manufacturing or Related Uses	Clarification: "commercial" made defined term in reference with zoning lots;
73-62	Modification of Bulk Regulations for Residential Buildings	Clarification. Title changed to "Modification of Bulk Regulations for Containing Residences" to restore the original meaning as the "residential building" now means exclusively residential.
73-621	Enlargement, extension or conversion of buildings containing residential uses	Clarification. Title and content changed to replace "conversion" with "change of use" to keep the original intent as "conversion" is now a defined term.
73-622	Enlargements of single- and two-family detached and semi-detached residences	Clarification. "An existing" added to clarify that an enlargement can only occur to an existing building. "Development" and "use" converted to an undefined term as it pertains to the general term referring to surrounding area.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
73-63	Enlargement of Non-Residential Buildings	Modification consistent with DOB practice. "Non-residential" changed to a defined term to be consistent with the intent of the section.
73-641	Integration of new buildings or enlargements with existing buildings	Clarification. "Development" replaced with "new building" to clarify that this section does not apply to other things such as open uses that are included in definition of "development"
73-642	Temporary failure to comply	Clarification. "New" deleted from front of "development" to eliminate redundancy.
73-643	Community centers	Clarification. Reference title for Section 35-40 updated.
73-68	Height and Setback and Yard Modifications	Clarification. "Development" converted to an undefined term as it pertains to the general term referring to surrounding area.
74-41	Arenas, Auditoriums, Stadiums or Trade Expositions	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-42	Drive-in Theaters	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-43	Racetracks	Clarification: "residential" made an un-defined term to apply to areas that are generally residential.
74-44	Children's Amusement Parks	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-45	Swimming Pool Clubs or Certain Non-Commercial Clubs	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-49	Residential Use in C4-1 Districts in Staten Island	Clarification. Reference to mixed buildings deleted because Art III, Chapter 5 has been revised as a part of this text amendment to refer separately to mixed buildings and to zoning lots with multiple buildings with different uses.
74-511	In C1 Districts	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-512	In other Districts	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
74-513	In C7 Districts	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-52	Parking Garages or Public Parking Lots in High Density Central Areas	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-53	Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or <del>General</del> Large-Scale <u>General</u> Developments	Clarification. "General large-scale development" changed to "large-scale general development"; "residential" made an un-defined term to apply to areas that are generally residential.
74-55	Off-street Parking Requirement for Youth-oriented or Senior Citizen-oriented Community Centers and Non-profit Neighborhood Settlement Houses	Clarification. "Such" deleted; "community facility" made defined term.
74-56	Open Automobile Rental Establishments	Clarification. "Development" made an un-defined term; "residential" made an un-defined term to apply to areas that are generally residential.
74-62	Railroad Passenger Stations	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-631	New bus stations with 10 or more berths	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-634	Subway station improvements in Downtown Brooklyn and in commercial zones of 10 FAR and above in Manhattan	Clarification. Table revised; paragraph c (1) no longer applicable - there are no longer lot area requirements in sections 23-20 and 35-40.
74-67	Fire or Police Stations	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-69	Seaplane Bases	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-70	NON-PROFIT HOSPITAL STAFF DWELLINGS	Clarification. "Use or development of the surrounding area" changed to use un-defined terms to apply more generally.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
74-711	Landmark preservation in all districts	Clarification. Conditions and safeguards apply to enhancing the character of new buildings and any existing buildings on the zoning lot.
74-712	Developments in Historic Districts	Clarification. Reorganized for greater clarity - date applies to all three items in the list; paragraph (b) revised to clarify that the City Planning Commission may modify certain items.
74-721	Height and setback and yard regulations	Clarification. In paragraph (a) "development" made an un-defined term to apply more generally; in paragraph (b), commercial made a defined term; "or enlargement" added to "development" throughout; "development block" changed to "block containing the development or enlargement"; "residential building" changed to "building containing residences."
74-731	Private sewage disposal plants	Clarification. "Residential" made an un-defined term to apply to areas that are generally residential.
74-732	Private sewage pumping stations <u>and sewage disposal plants</u>	Clarification. Section reorganized for greater clarity - applies to both sewage pumping stations and sewage plants. "Residential" made an un-defined term to apply to areas that are generally residential; "development" made an un-defined term to apply more generally in findings.
74-733	Municipal sewage disposal plants	Clarification. Findings relocated from section 74-734.
74-734	Municipal sewage pumping stations	Clarification. Findings revised so that only findings applicable to municipal sewage pumping stations apply in this section.
74-74	<del>General</del> Large-Scale <u>General</u> Development	Clarification. Title change and text changes consistent with change of definition of "large-scale general development"; paragraph (b) added to clarify that LSGD may not overlap with LSCFD or LSRD pursuant to existing definitions of LSRD or LSCFD.
74-741	Requirements for application	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-742	Ownership	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-743	Special provisions for bulk modification	Clarification: revised to be consistent with change of definition of "large-scale general development"; "new"

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		deleted from "new development"; "surrounding development" changed to use undefined term; in paragraph (a)(1)(ii), "commercial" made a defined term; in paragraph (a)(5)(ii), "community facility" made a defined term.
74-744	Modification of use regulations	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-745	Location of accessory parking spaces and loading berths	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-746	Special provisions for development or enlargement over streets	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-747	Previously granted special permits	Clarification. Revised to be consistent with change of definition of "large-scale general development."
74-75	Educational Construction Fund Projects	Clarification. "Of the total development" changed to "on the zoning lot"; "developed" changed to "provided" in relation to playgrounds.
74-761	Elimination or reduction in size of bonused public amenities	Clarification. "Development" changed to "buildings...on the zoning lot."
74-78	Conversions of Non-Residential <del>Buildings</del> <u>Floor Area</u>	Clarification. Title change consistent with revisions of language in Article I, Chapter 5.
74-781	Modifications by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts	Modification consistent with City practice. Notification requirement updated since the New York City Office of Economic Development no longer exists.
74-782	Residential conversion in C6-1G, C6-2G, C6-2M, C6-4M, M1-5A, M1-5B, M1-5M and M1-6M Districts	Modification consistent with City practice. Notification requirement updated since the New York City Office of Economic Development no longer exists; "residential" made an un-defined term to apply more generally; "conversion" made a defined term; notification requirement to ILAC deleted since ILAC no longer exists.
74-79	Transfer of Development Rights from Landmark Sites	Clarification. "New" deleted from "new developments"; "residential development" changed to "development...containing residences."

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
74-791	Requirements for application	Clarification. Applies to enlargements as well.
74-792	Conditions and limitations	Clarification. "Building" made a defined term; "unbuilt but allowable floor area" changed to "unutilized floor area"; "developed" changed to "utilized"; "enlargement" added to "development."
74-793	Transfer instruments and notice of restrictions	Clarification. "Enlargement" added to "development."
74-80	Transient Hotels	Clarification. "Conversion" made a defined term.
74-82	Through Block Arcades	Clarification. "Residential bulk" changed to "residential floor area"; in paragraph (2), commercial made a defined term.
74-843	Preservation of existing buildings within certain developments containing open areas	Clarification. Paragraphs (l) through (o) revised as follows: "residential" made an undefined term to refer more generally; "surrounding development" made an undefined term; "new" deleted from "new development"; floor area ratio applies to zoning lots.
74-844	Preservation of community facility uses within certain developments containing public open areas	Clarification; "community facility" made a defined term.
74-851	Height and setback regulations for certain <del>residential buildings</del> <u>containing residences</u>	Clarification. "New residential development" changed to "developments or enlargements containing residences"; Quality Housing building made a defined term.
74-852	Height and setback regulations for <del>developments on</del> <u>zoning lots</u> divided by district boundaries	Clarification. "Development" deleted because rule applies to zoning lots.
74-86	Accessory Outdoor Swimming Pools for Residences	Clarification. "Residential neighborhood" changed to use undefined term so that it applies more generally; "residential building" changed to apply to all adjacent residences.
74-871	Floor area bonus for covered pedestrian space	Clarification. Revised to include enlargements; "community facility" made defined term; "residential bulk" changed to specify "residential floor area"; "in the development" deleted from paragraph (c) because the connection may be provided through any area on the zoning lot, not just through new buildings.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
74-872	Design requirements for covered pedestrian spaces	Clarification. "Developed with" changed to "comprised of"; "shall be developed as public sitting areas" changed to "shall be public sitting areas."
74-873	Findings for covered pedestrian spaces	Clarification. "The distribution of bulk of the total development" changed to "the distribution of bulk on the zoning lot."
74-88	Modification of Height and Setback and Street Wall Regulations	Clarification. Paragraph reorganized to refer specifically to paragraph in Tower regulations that may be modified; findings may apply to a new building or an enlargement.
74-89	Bulk Modifications for Telephone Exchanges or Other Communication Equipment Structures	Clarification. Floor area ratio applies to zoning lots.
74-90	Use and Bulk Modifications for Certain Community Facility Uses	Clarification. "Development" changed to "facility"; "developments approved" changed to "special permits granted." Cross-reference to Community Districts designated in Section 74-903 changed to conditions listed in revised Section 22-42.
74-901	Certain community facility uses in R1 and R2 Districts and certain Commercial Districts	Clarification. "community facility" made defined term; "The distribution of bulk of the total development" changed to "the distribution of bulk on the zoning lot"; "surrounding developments" changed to "surrounding area"; "development" changed to "facility."
74-902	Certain community facility uses in R3 to R9 Districts and certain Commercial Districts	Clarification. "The distribution of bulk of the total development" changed to "the distribution of bulk on the zoning lot"; "surrounding developments" changed to "surrounding area"; "development" changed to "facility."
74-903	Designation of Community Districts in which special permits are required for certain community facility uses	Modification consistent with DOB practice. The list of community districts is proposed to be eliminated since it implies that these are impacted districts where a special permit pursuant to Section 74-90 is required. In fact, whether such community districts are impacted or not is determined at the time an application is filed pursuant to Section 22-13, as the footnote states. Since all applications for nursing homes in all community districts must determine eligibility pursuant to 22-13, it is irrelevant and misleading to list certain districts that may or may not be impacted.
74-904	Special permits for domiciliary care facilities for adults	Clarification. Section renumbered to replace former Section 74-903

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
74-91	Modification of Public Plazas	Clarification. "The development as a whole will produce" changed to "such modifications will result in"; "surrounding development" changed to "surrounding buildings and open areas."
74-921	Use Groups 3A and 4A community facilities	Modification consistent with DOB practice. In paragraph (a), "ambulatory diagnostic or treatment health care facilities" do not need the special permit because they are permitted as office uses as clarified in Section 32-15 (Use Group 6); paragraph (a), "community facility" made defined term; paragraph (b): "surrounding developments" changed to "surrounding properties"; "development" changed to "building containing a museum use."
74-93	Special Commercial or Mixed Use Developments in Commercial Districts	Clarification. "Commercial" and "mixed use" made defined terms; "or enlargement" added to conditions and safeguards.
74-95	Modifications of Housing Quality Special Permits	Clarification. "Development" changed to "building."
77-02	Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution	Modification consistent with DOB practice. Both 77-22(a) and 77-40 apply regardless of the date the zoning lot was created.
77-22	Floor Area Ratio	Clarification. Table deleted, Articles II, III, and IV cited in its place; height factor, open space ratio and floor area are calculated based on zoning lots, so text is modified accordingly; paragraph (a) modified to remove references to developments or enlargements, rules apply generally.
77-23	Open Space Ratio	Clarification. Open space applies to zoning lots, not buildings; Modification consistent with DOB practice: rule added to explain how to treat split lots where one portion has a required amount of open space but no open space ratio, and the other portion has an open space ratio; table deleted.
77-24	Lot Coverage	Clarification. Applies to residential portions so that rule works for both wholly residential buildings and buildings with other uses, such as community facility uses.
77-25	Density Requirements	Clarification. Density averaging is permitted for all districts, except that no more than one or two dwelling units are permitted in the portion of a zoning lot which only allow single or single and two-family dwellings.
77-26	Minimum Lot Area and Lot Width Requirements for Residences	Clarification. Table deleted, applicable regulations remain in effect.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
77-27	Yard Regulations	Clarification. Table deleted, applicable regulations remain in effect.
77-28	Height and Setback Regulations	Clarification. Sentence added to explain what to do with the result of the calculation preceding the sentence; table deleted, applicable regulations remain in effect; revision so that rule applies to residential portions so that rule works for both wholly residential buildings and buildings with other uses, such as community facility uses; "building" made a defined term.
77-29	Tower Regulations	Clarification. Cross-reference updated; table deleted, applicable regulations remain in effect.
77-321	Provisions governing off-street parking for residences	Clarification. Table deleted, applicable regulations remain in effect.
77-322	Provisions governing off-street parking for non-residential uses	Clarification. Table deleted, applicable regulations remain in effect.
78-02	Definitions	Modification consistent with DOB practice. Floor area shall be as defined in 12-10 except that specified paragraphs shall not apply: These paragraphs allow deduction of 100 square feet for the same thing described in (a) in this section. This amendment clarifies that the same exemption cannot be applied twice, through this chapter for 200 square feet, and then through 12-10 for 100 square feet.
78-03	Applicability of this Chapter	Clarification. "Developments" reference is to large-scale residential developments.
78-043	Requirements for findings	Clarification. Redundant sentence deleted.
78-05	Requirements for Applications	Clarification. "Development" reference is to large-scale residential development.
78-06	Ownership	Clarification. "Development" reference is to large-scale residential development; "existing development" changed to "existing buildings."
78-111	Report by Planning Commission	Modification consistent with practice. Chair of City Planning Commission requests Department of City Planning to prepare a report based on information provided by the Department of Education; "development"

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		reference is to large-scale residential development.
78-112	If no additional public facilities needed	Clarification. Changes consistent with previous section; "development" reference is to large-scale residential development.
78-113	If additional public facilities needed	Clarification. Changes consistent with section 78-111; "development" reference is to large-scale residential development.
78-22	Accessory Uses in Large-Scale Residential Developments	Clarification. "Development" reference is to large-scale residential development.
78-231	Accessory swimming pools	Clarification. "Development" reference is to large-scale residential development.
78-241	Waterfront and related commercial uses	Clarification. Use Group 14A is boating and related uses, additional language removed because it is potentially confusing; "development" reference is to large-scale residential development.
78-242	Location of commercial uses	Clarification. "Authorize" changed to "allow" to avoid with the category of CPC actions known as "authorizations"; "development" reference is to large-scale residential development.
78-31	Location of Buildings, Distribution of Bulk and Open Space and Modification of Height and Setbacks	Clarification. "Tract of land" changed to "an area"; "development" and "building" changed to "building or other structure"; 25 percent limitation applies to the entire building developed or enlarged - not the enlargement or the zoning lot.
78-311	Authorizations by the City Planning Commission	Clarification. "Development" reference is to large-scale residential development; "existing development" changed to "existing buildings"; cross-reference to definition of open space updated pursuant to reorganized definition; height factor no longer applies in R5 districts - paragraph revised for greater clarity.
78-312	Special permits by the City Planning Commission	Clarification. "Development" reference is to large-scale residential development.
78-313	Findings	Clarification. "Development" reference is to large-scale residential development; "surrounding development" changed to use an undefined term to describe area more generally.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
78-32	Bonus for Good Site Plan	Clarification. "Development" reference is to large-scale residential development; "development" changed to an undefined term to apply to a project area.
78-33	Bonus for Common Open Space	Clarification. "Development" reference is to large-scale residential development.
78-34	Special Permit Provisions for Certain Large-Scale Developments	Clarification. "Development" reference is to large-scale residential development; "development" changed to an undefined term to apply to a project area; City Charter cross-reference updated; "community facility" made defined term.
78-351	Common open space and good site plan	Clarification. "Subdivided for development" changed to "subdivided"; "development" reference is to large-scale residential development.
78-352	Bonus for community facility space	Clarification. "Lot area per room" is no longer applicable - control is now through floor area per dwelling unit; "development" reference is to large-scale residential development; "community facility" made defined term.
78-353	Bonus for enclosed parking	Clarification. "Development" reference is to large-scale residential development.
78-41	Location of Accessory Parking Spaces	Clarification. "Development" reference is to large-scale residential development.
78-42	Parking Regulations for Commercial and Community Facility Uses	Clarification. "Residential buildings" changed to "residences".
78-43	Modification for Open Space Requirements in Large-Scale Developments	Clarification. "Residential buildings" changed to "residences"; "detached parking garages" clarified to be "parking garages not abutting another building"; "development" reference is to large-scale residential development.
78-44	Modification of Curb Cut Regulations	Clarification. "Development" reference is to large-scale residential development.
78-51	General Provisions	Clarification. "Development" reference is to large-scale residential development.
78-52	Common Open Space	Clarification. "Site development plan" changed to "site plan"; "development" reference is to large-scale

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		residential development.
78-53	Common Parking Areas	Clarification. "Site development plan" changed to "site plan."
79-11	Applicability of this Chapter	Clarification. "Large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.
79-21	Non-commercial clubs	Clarification. "Large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.
79-21	Non-commercial clubs	Clarification. "Abutting" in context of "lot lines" converted to the new defined term.
79-21	Non-commercial clubs	Modification consistent with DOB practice. "Of the building" added to clarify that 25% of floor area is specifically associated with the building with residential use and not the entire zoning lot or with the enlarged portion.
79-31	Location of Parking Spaces	Clarification. "Large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.
79-32	Location of Loading Berths	Clarification. "Large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.
79-401	Special permit	Clarification. Section deleted to eliminate redundancy with the following section with necessary amendments.
79-402	Special permit for development over streets	Clarification. Section number changed from 79-402 to 79-401 as the previous section is deleted.
79-402	Special permit for development over streets	Clarification. In general, language is amended to clarify the intent.
79-402	Special permit for development over streets	Clarification. In several instances, "air rights building" replaced with defined term "building" and language that clarifies that special permit applies to the buildings or portions that are within demapped air space.

<b>ARTICLE VII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
79-402	Special permit for development over streets	Clarification. In paragraph (b), "residential" made into an undefined term to restore to original use as describing general residential area.
79-402	Special permit for development over streets	Clarification. In paragraph (h), "open space" made into an undefined term to restore the intent of the section as the section clearly describes the intended character of the open space.
79-402	Special permit for development over streets	Clarification. In the two figures, legend modified to delete "air rights building" to replace with "a building over the street" to be consistent with the other changes in the section.
79-403	Special permit for development of bridges over streets	Clarification. Section number changed from 79-403 to 79-402 to keep the right sequence.
79-403	Special permit for development of bridges over streets	Clarification. Typo corrected and #large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.
79-43	Special Permit for Limited Bulk Modifications for Certain Large- Scale Community Facility Developments	Clarification. "Large-scale community facility" added to "developments" as a defined term to emphasize the applicability of this chapter to such developments.

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
81-01	Definitions	Remove duplicative definitions that also appear in 12-10
81-066	Special permit modifications of Section 81-40 and certain Sections of Article VII, Chapter 7	Clarification: Revisions to(a) (2,2), (a)(55) and (b)(4) – “development” was used in original text as a term for the whole project area, including , b buildings and open areas. Z Zoning lot replaces the term “development.” to include open areas and buildings on the zoning lot.
81-067	Modification of provisions for required front yards, minimum base height and street wall location in Historic Districts	Clarification: “Front yards” deleted: There are no front yard requirements in the special district.

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
81-142	Special frontage regulations	Clarification: remove the redundant words “new or existing” building and replace with “any” building. Banners are not permitted on buildings
81-211	Maximum floor area ratio for non-residential or mixed buildings	Clarification consistent with DOB practice. New defined term: “Non-residential building.”
81-212	Special provisions for transfer of development rights from landmark sites	Clarification: “New” removed from “new development” - redundant.
81-23	Floor Area Bonus for Public Plazas	Clarification: Simplified language
81-242	Regulations on minimum spacing between buildings	Clarification: removed unnecessary words “In addition,…”
81-25	General Provisions Relating to Height and Setback of Buildings	Modification consistent with DOB practice. Regulations were written to control development of new buildings in Midtown. Updated to apply to non-building structures as well. New paragraph to clarify that all bulk on a zoning lot is calculated as a single entity which will maintain the status quo. However, some regulations refer to new and existing buildings.
81-261	Definitions	Clarification: Words changed for clarity in definition of “setback line” and removed in” encroachments”, i.e.: “or other structure” because the encroachments would only include buildings or parts of buildings.
81-263	Standard setback requirements	Clarification – simpler language.
81-264	Encroachments and compensating recesses	Clarification: Wording revised for greater clarity
81-265	Encroachment limitations by length and height rules	Clarification: length changed to width
81-271	Definitions	Clarification: Definitions revised to clarify that rules apply to all buildings on the zoning lot.

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
81-272	Features of the Daylight Evaluation Chart	Clarification: Paragraph (e) revised to allow reference to three-dimensional aspect of streets. Defined version of “street” is two-dimensional
81-273	Rules for plotting buildings on the daylight evaluation chart	Clarification that score applies to the zoning lot, and calculation includes open areas other than those covered by the defined term #open space#.
81-274	Rules for determining the daylight evaluation score	Clarification that score applies to the zoning lot
81-276	Modification of score for reflectivity	Clarification that score applies to the zoning lot
81-28	Minimum Distance Between Buildings	Clarification that rule applies to all buildings
81-291	General provisions and procedures	Clarification:- newly defined term “non-residential building”
81-292	Subway station improvements	Clarification: Updated to refer to subway routes as defined by the MTA
81-41	General Provisions	Clarification: Remove redundant language
81-411	Maintenance of pedestrian circulation spaces	Clarification: Updated to refer to MTA instead of NYCTA
81-42	Retail Continuity along Designated Streets	Clarification: Updated to include date when retail continuity requirements became applicable for easier notification and enforcement; ground floor requirement revised to clarify that it only applies to stories that are mostly above-ground; final two paragraphs revised to avoid specifying situations in which ground floor use regulations apply – so that applicability is determined in each section referred to
81-45	Pedestrian Circulation Space	Clarification: Date added indicating when the circulations space requirements became applicable to aid in notification and enforcement
81-47	Major Building Entrances	Clarification: Date that this regulations became applicable added to aid in notification and enforcement

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
81-48	Off-street Improvement of Access to Rail Mass Transit Facility	Clarification that the rule applies to a zoning lot
81-53	Special Bulk and Urban Design Requirements	Clarification that the rule applies to a zoning lot
81-532	Special street wall requirements	Clarification that rule applies to all buildings
81-61	General Provisions	Clarification. 81-23 specified that the plaza bonus was not applicable to a development or enlargement in the subdistrict which will be replaced with the term zoning lot.. Because a floor area bonus for plazas applies to zoning lots, it is logically consistent that this bonus is not applicable to any zoning lot within the subdistrict.
81-62	Special Bulk and Urban Design Requirements	Clarification that the rule applies to a zoning lot
81-621	Special street wall requirements	Clarification that rule applies to all buildings, other revisions for clarity
81-622	Special height and setback requirements	Clarification that rule applies to all buildings on a zoning lot
81-623	Building lobby entrance requirements	Clarification: Date lobby regulation became applicable added to aid in notification and enforcement; lobby rule only applies to new buildings and enlargements involving the ground floor
81-625	Pedestrian circulation space requirements	Clarification: Phrases that determine applicability removed to avoid redundancy or inconsistency
81-632	Conditions and limitations	Modification consistent with DOB practice: “enlargement” added
81-633	Transfer instruments and notice of restrictions	Modification consistent with DOB practice: “enlargement” added
81-635	Transfer of development rights by special permit	Modification consistent with DOB practice: “enlargement” added
81-72	Use Regulations Modified	Clarification: Date when ground floor use regulations became applicable added to aid in notification and enforcement; Revised for greater clarity

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
81-724	Requirements for entertainment-related uses	Clarification: Revised for greater clarity and references to sections of the Building Code updated
81-731	Special regulations for signs, transparency, banners and canopies	Clarification that rule applies to ground floor enlargements also, and that canopy rule applies to all buildings, which is consistent with DOB interpretation and practice.
81-732	Special Times Square signage requirements	Clarification: Paragraph (a)(3)(v): “#development# as a whole” changed to #zoning lot#
81-733	Special provisions for central refuse storage area	Clarification: Date regulation became applicable added to aid in notification and enforcement
81-741	General provisions	Modification consistent with DOB practice: Enlargements added; floor area regulations also apply to enlargements as intended
81-742	Listed theaters	Modification consistent with DOB practice: Enlargements added, intention was not to exclude enlargements. Update reference to the Administrative code.
81-743	Required assurances for continuance of legitimate theater use	Modification consistent with DOB practice: Enlargements added, intention was not to exclude enlargements
81-744	Transfer of development rights from listed theaters	Modification consistent with DOB practice: Enlargements added, intention was not to exclude enlargements
81-745	Floor area bonus for rehabilitation of existing listed theaters	Modification consistent with DOB practice: Enlargements added, intention was not to exclude enlargements; other revisions for clarity
81-746	Additional provisions for zoning lots divided by district or subdistrict core boundaries	Clarification: Development changed to non-defined term to apply to enlargements as well as new buildings, as intended
81-747	Transfer of development rights from landmark theaters	Modification consistent with DOB practice: Enlargements added, intention was not to exclude enlargements
81-75	Special Street Wall and Setback Requirements	Clarification that rule applies to all buildings
81-751	Special street wall and setback regulations within the	Clarification that rule applies to all buildings; other revisions for clarity

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
	Theater Subdistrict Core	
81-752	Special street wall and setback regulations within the Eighth Avenue Corridor	Clarification that rule applies to all buildings; clarification that street wall location rules do not apply to existing unaltered street walls; other revisions for greater clarity
81-82	Special Regulations on Permitted and Required Uses	Clarification: Redundant phrase limiting applicability removed; clarification of ground floor use language; removal of outdated grandfathering provision; “development” changed to “zoning lot” to maintain consistency with logic of “floor area ratio,” which is based on zoning lots.
81-83	Special Street Wall Requirements	Clarification that rule applies to all buildings; other revisions for greater clarity
81-84	Mandatory Regulations and Prohibitions	Clarification: Revised to maintain consistency that the rule applies to developments, enlargements, extensions and changes of use
81-90	SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT	Clarification: Revised to be consistent with logic that “floor area ratio” applies to “zoning lots”; other revisions to clarify that rule applies to all buildings
82-01	Definitions	Clarification: Redundant definition removed
82-05	Right to Construct	Modification consistent with DOB practice: section deleted because outdated grandfathering provision no longer needed
82-21	Restrictions on Street Level Uses	Clarification: Rule applies to ground floor or other non-cellar stories that have a floor level within 5 feet of curb level. By definition, a story does not include a cellar.
82-22	Location of Floors Occupied by Commercial Uses	Clarification- cross reference to section title changed to match amended section title
82-23	Street Wall Transparency	Clarification: Date transparency regulations became applicable added to aid in notification and enforcement
82-31	Floor Area Ratio Regulations for Commercial Uses	Clarification that rule applies to buildings; “commercial” made defined term.

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
82-311	Floor area increase by special permit	Clarification: “commercial” made defined term.
82-32	Special Provisions for Increases in Floor Area	Clarification: Revisions for greater clarity
82-35	Height and Setback Regulations	Clarification that rule applies to all buildings
82-36	Special Tower Coverage and Setback Regulations	Clarification: cross reference to Section number and title changed to match amended section title and number
82-37	Street Walls along Certain Street Lines	Clarification that rule applies to zoning lots; clarification that the one-half the distance of the block front is a maximum
82-38	Recesses in the Street Wall of a Building	Clarification that rule applies to all buildings; other revisions for greater clarity
82-40	SPECIAL HEIGHT LIMITATION	Clarification that rule applies to all buildings
83-01	Definition	Clarification: Redundant definition no longer repeated
83-02	General Provisions	Modification consistent with DOB practice: Historic District requirement relocated from definition; clarification that rule applies to all buildings
84-01	Definitions	Clarification: Redundant definition no longer repeated; special height locations definition simplified
84-031	Special permit uses	Clarification: “Development” changed to an undefined term to apply more broadly
84-10	ZONE A GENERAL DISTRICT REGULATIONS	Clarification: “Residential development” changed to an undefined term – defined terms are not used in statements of purpose.
84-11	General Provisions	Clarification: Enlargements added, intention was not to exclude enlargements, other revisions for greater clarity

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
84-12	Use Regulations	Clarification: “Commercial” made a defined term; “mixed #building#” changed to a defined term. Clarification that rule in paragraph (a) applies to all buildings. “Development” and “developed” deleted to refer directly to certain uses.
84-121	Uses along Esplanade	Clarification that rule applies to all buildings; “Commercial” made a defined term.
84-13	Bulk Regulations	Clarification: “Community facility” made a defined term; Second sentence revised for greater clarity – floor area regulations are not in the same category as height and setback regulations.
84-131	Floor area regulations	Clarification: Floor area ratio applies to zoning lots.
84-132	Mandatory front building walls	Clarification that rule applies to all buildings, “length” of street wall changed to “width”
84-134	Mandatory arcades	Clarification: Revised for greater clarity; “length” of zoning lot along street line changed to “width”
84-135	Limited height of buildings	Clarification: Rules apply to buildings and any other structure
84-141	Accessory off-street parking spaces	Clarification that rules apply to buildings containing residences, not buildings entirely residential; local streets need not be entirely residential for finding to apply
84-144	Location of curb cuts	Clarification: Curb cut limitation applies to zoning lots, as the following paragraphs demonstrate.
84-20	ZONE B	Clarification: Terms changed to undefined terms to be consistent with other “purpose” sections throughout the ZR
84-31	General Provisions	Clarification: Terms changed to undefined terms to be consistent with other “purpose” sections throughout the ZR
84-331	Floor area regulations	Clarification: “Floor area ratio” applies to zoning lot and to uses

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
84-332	Mandatory front building walls	Clarification that rule applies to all buildings; revised for greater clarity
84-333	Limited height of buildings	Clarification that rules apply to buildings or other structures
85-01	Definition	Clarification: Redundant definition no longer repeated
85-04	Modifications of Bulk Regulations	Modification consistent with DOB practice: Distance between buildings should only apply between residential portion of a building and another building;  Clarification: “residential building” has been defined as a building that is entirely residential, so this provision has been revised to “building containing residences”; “mixed-#use building#” changed to the defined term, “#mixed building#”, as applicability of rule is only within Commercial Districts.
86-01	Definitions	Clarification: Redundant definition no longer repeated
86-02	General Provisions	Clarification: Terms limiting applicability eliminated – provisions apply to everything zoning regulations apply to.
86-11	Ground Floor Uses along Designated Streets	Clarification: Level at which ground floor retail is required revised for greater clarity; date added to aid in notification and enforcement
86-13	Location of Uses in Mixed Buildings	Clarification: Revised for greater clarity
86-14	Transparency Requirements	Clarification: Date added to aid in notification and enforcement
86-15	Security Gates	Clarification: Changed “to secure commercial or <u>community facility establishments</u> ” to imply “Commercial” and “Community facility” are defined terms.
86-23	Height and Setback Regulations	Clarification that rule applies to all buildings or other structures

<b>ARTICLE VIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
86-30	SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS	Clarification: Revised for greater clarity
86-42	Location of Off-Site Accessory Parking Spaces for Residences	Clarification: Title revised for greater clarity
86-43	Modification of Parking Requirement Waivers	Clarification that rule applies to any building containing residences
87-02	General Provisions	Clarification: Terms limiting applicability eliminated – provisions apply to everything zoning regulations apply to.
87-10	Special Use Regulations	Clarification: “Ground floor level” revised for greater clarity
87-22	Special Retail Floor Area Requirement	Clarification: Changed “commercial floor area” to imply “Commercial” is a defined term; Changed “ <u>residential, community facility or commercial floor area</u> ” to imply “Commercial” and “Community facility” are defined terms.
87-23	Maximum Width of Establishments	Clarification: Changed “ground floor level commercial or <u>community facility establishments</u> ” to imply “Commercial” and “Community facility” are defined terms.
87-32	Street Wall Location and Building Base	Clarification that rule applies to all buildings or other structures; fire apparatus road “developed” – no longer a defined term.
87-33	Towers	Clarification that rule applies to all buildings
87-42	Sidewalks	Clarification: Fire apparatus road “developed” – no longer a defined term.
87-50(d)	SPECIAL PARKING REGULATIONS	Clarification: Changed “commercial, community facility, or residential floor area” to imply “Commercial” and “Community facility are defined terms.
87-61	Special Public Access Provisions	Clarification: Applicability of rule clarified; other revisions for greater clarity

<b>ARTICLE VIII</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
87-62	Certification to Waive Supplemental Public Access Area Requirement	Clarification: “Of the development” deleted – unnecessary language could become confusing.
87-63	Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways	Clarification regarding relationship between fire apparatus road and new proposed use or building
87-64	Declaration of Restrictions	Clarification that rule also applies to enlargements, alterations, or changes of use; clarification that pedestrian movement is across parcels
87-66	Connection with Adjacent Zoning Lots	Clarification that rule also applies to enlargements, alterations, or changes of use

<b>ARTICLE IX</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
91-01	General Provisions	Clarification: Superfluous language regarding 91-40 removed; reference to deleted section 91-72 removed
91-02	Definitions	Clarification: Redundant definition deleted (defined in 12-10)
91-04	Subdistrict and Core Areas	Clarification: "Development" made an undefined term in paragraph (b) because it is descriptive
91-05	Applicability of the Quality Housing Program	Clarification that rule applies to all buildings containing residences
91-12	Uses on Designated Retail Streets	Clarification: Date added to clarify applicability of regulations and aid in notification and enforcement; ground floor retail requirement language regarding ground floor level standardized
91-21	Floor Area Regulations for Residential Buildings and the Residential Portion of Mixed Buildings	Clarification: Title changed to Maximum Floor Area Ratio; new text states that basic maximum FAR is as listed in the table in 91-22 and can be increased only as set forth in the chapter. It also clearly states that the maximum residential FAR is 12.0.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
91-211(old)	Maximum floor area ratio for residential uses	Clarification: Deleted; content is more clearly stated in 91-21 and 91-22.
91-212(old)	Floor area increase in a C6-4 District	Clarification: Deleted; redundant with table in 91-22
91-213(old)	Floor area increase for provisions of recreation space	Clarification: becomes new 91-23
91-22	Floor Area Increase Regulations for Non-Residential and Mixed Buildings	Clarification: Minor revisions for greater clarity. Title of table amended to apply to all buildings, rather than only non-residential or mixed buildings, and footnotes amended accordingly.
91-23(old)	As-of-Right Bonuses for Increased Floor Area	Clarification: Deleted; content moved to table in 91-22
91-23(new)	Floor Area Increase for Provisions of Recreation Space	Clarification that FAR applies to zoning lot, and applies only to new buildings or the enlarged portions of existing buildings.
91-231(old)	Floor area bonus for public plazas	Clarification: moved to 91-24
91-24(new)	Floor Area Bonus for Public Plazas	Clarification: Section number changed in addition to other minor clarifications.
91-232	Floor area bonuses for improvements on the block bounded by Liberty, Washington, Cedar and West Streets	Modification consistent with DOB practice. Section deleted - Floor area bonuses no longer applicable because policy to promote skywalks between buildings no is longer feasible or desirable.
91-24(old) 91-25(new)	Special Permit Bonuses for Increased Floor Area	Clarification: Section number changed.
91-241(old) 91-251(new)	Special permit for subway station improvements	Clarification: Section number changed; clarification that floor area bonus applies to zoning lots; subway station names and references to lines updated
91-242(old) 91-252(new)	Special permit for covered pedestrian space	Clarification: Section number changed; other minor clarifications to reflect new titles
91-31	Street Wall Regulations	Clarification that rule applies to all developments, enlargements or alterations that change the height, width or

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		location of a street wall; clarification that existing buildings to remain on the zoning lot are subject to this regulation; clarification that only arcades and sidewalk widenings which comply with design regulations may be located on specified streets.
91-32	Setback Regulations	Modification consistent with DOB practice: setbacks are required for buildings or other structures. Structures that are not buildings would also be required to be set back from the street line.
91-34	Maximum Horizontal Dimension for Tall Buildings	Clarification that rule applies to all buildings; new diagram added to provide greater clarity
91-35	Modification of Street Wall, Setback, Lot Coverage and Maximum Horizontal Dimension Regulations	Clarification: Revised for greater clarity; "or enlargements" added to clarify that special permit may apply to enlargements
91-41	Regulations for Designated Retail Streets	Clarification: Date added to aid in notification and enforcement
91-42	Pedestrian Circulation Space	Clarification: Date added to aid in notification and enforcement; "on such zoning lot" added for greater clarity
91-43	Off-Street Relocation or Renovation of a Subway Stair	Clarification: Subway stations and lines updated
91-51	Accessory Off-Street Parking for Residential Uses in Converted Buildings	Clarification: Updated to use new defined term "non-residential building"
91-511	Authorization for off-site parking facilities for converted buildings	Clarification: Updated to use new defined term "non-residential building"; "Residential" streets amended to use undefined term - applies to streets that are generally residential but may have other uses
91-62	Definitions	Clarification: "Development" made an undefined term
91-64	Transfer of Development Rights from Granting Lots	Clarification: Superfluous language removed for greater clarity
91-65	Addition of Development Rights to Receiving Lots	Clarification: minor language revisions for greater clarity

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
91-661	Bulk modifications in C6-2A Districts	Clarification: "building" made a defined term
91-662	Authorization for modification of bulk provisions and public space in C6-9 Districts	Clarification: minor language revisions for greater clarity
91-663	Special permit for bulk modifications	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
91-69	Special Permit for Development of Piers 9, 11, 13 and 14	Clarification: "Development" made an un- defined term as it refers to surrounding existing buildings
91-71	Authorization for the Modification of Required Public Amenities	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
91-72(old)	Certification for Development on the Block bounded by Liberty, Washington, Cedar and West Streets	Modification consistent with DOB practice: Deleted - no longer applicable - policy to promote skywalks between buildings no longer exists
91-72(new)	Special Permit for Development Over or Adjacent to the Approaches to the Brooklyn Battery Tunnel	Clarification: section number change
91-74(old) 91-73(new)	Special Provisions for Battery Park Underpass/South Street	Clarification: Section number change
Appendix A Article 9 Chapter 1	Map 7 Subway Station Improvement Areas	Clarification: Existing Map 7 deleted and replaced with updated Map 7
92-01	Definitions	Clarification: Redundant definition deleted; it is in 12-10
92-041	Maximum Floor Area Ratio	Clarification: Revised to clarify that floor area ratio is measured in relation to zoning lots
92-042	Mandatory front building walls along certain street lines	Clarification: "Length" changed to "width" to reflect practice of referring to street wall elements in terms of "width"

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
92-05	Maximum Number of Accessory Off-Street Parking Spaces	Clarification: Revised to clarify that rule applies to residential parking and that parking is calculated based on zoning lots
93-01	Definitions	Clarification: Redundant definition deleted; it is in 12-10.
93-02	General Provisions	Clarification. Provisions of Chapter are applicable to everything as stated in Chapter
93-03	District Plan and Maps	Clarification: "Plan" removed from defined term
93-122	Certification for residential use in Subdistricts A, B and E	Clarification: Phased "development" made not a defined term, as it can include existing buildings; other revisions for greater clarity
93-122	Certification for residential use in Subdistricts A, B and E	Clarification: "commercial" made a defined term, as used in conjunction with "#floor area#."
93-124	Restrictions on conversions of residential use	Clarification: Rule defining ground floor location standardized
93-131	Certification for office use	Clarification: "constructed" changed to "developed or enlarged" - Clarification that the rule applies to a development or enlargement that includes offices at the time of development or enlargement
93-15	Security Gates	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "premises."
93-17	Modification of Sign Regulations	Clarification. "Development" made not a defined term, since it refers to existing buildings
93-20	FLOOR AREA REGULATIONS	Clarification that regulations apply to zoning lots
93-21	Floor Area Regulations in the Large-Scale Plan Subdistrict A	Clarification that regulations apply to zoning lots
93-22	Floor Area Regulations in Subdistricts B, C, D, E and F	Modification consistent with DOB practice: New rule explaining how to treat zoning lots with more than one building; "non-residential building" made a defined term.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
93-221	Maximum floor area ratio in the Farley Corridor Subdistrict B	Clarification that regulations apply to zoning lots
93-221	Maximum floor area ratio in the Farley Corridor Subdistrict B	Clarification: “commercial” made a defined term, as used in conjunction with “floor area ratio.”
93-222	Maximum floor area ratio in the 34 <sup>th</sup> Street Corridor Subdistrict C	Clarification. "Non-residential building" made a defined term
93-223	Maximum floor area ratio in Hell’s Kitchen Subdistrict D	Clarification. "Non-residential building" made a defined term
93-223	Maximum floor area ratio in Hell’s Kitchen Subdistrict D	Clarification: “community facility” made a defined term, as used in conjunction with “floor area ratio.”
93-224	Maximum floor area ratio in the South of Port Authority Subdistrict E	Clarification: “commercial” made a defined term, as used in conjunction with “floor area ratio.”
93-224	Maximum floor area ratio in the South of Port Authority Subdistrict E	Clarification that regulations apply to zoning lots
93-225	Floor area regulations in Subdistrict F	Clarification that regulations apply to zoning lots
93-232	Floor area increase in Subdistricts B, C, D and E, and Preservation Area P2	Clarification that rules apply within area cited in title; Clarification that regulations apply to zoning lots
93-31	District Improvement Fund Bonus	Clarification that conversion rule applies to any non-residential portion of any building
93-32	Floor Area Regulations in the Phase 2 Hudson Boulevard and Park	Clarification that no existing building shall be enlarged except as provided; "Development" undefined since the provision refers to “further” development, which could include an enlargement.
93-33	Special Regulations for Residual Portions of Zoning Lots Partially Within the Phase 2 Hudson Boulevard and Park	Clarification: "Development" undefined, since it refers to “development rights” and “further development”.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
93-34	Distribution of Floor Area in the Large-Scale Plan Subdistrict A	Clarification: "Development" undefined, since it refers to "development rights"
93-42	Height and Setback in Subdistricts A, B, C, D, E and F	Clarification. "or other structures" deleted because such structures do not contain residential use. Setback requirements for non-residential portions of buildings clarified and made applicable to "other structures".
93-511	Tower lot coverage	Clarification - "to any development or enlargement" removed; unnecessary.
93-512	Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A	Clarification: "commercial" made a defined term, as used in conjunction with "portion of a #building#."
93-512	Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A	Clarification that the rule applies to all buildings
93-513	Four Corners Subarea A2	Clarification that the rule applies to all buildings
93-514	Eastern Rail Yards Subarea A1	Clarification. "development" removed; use regulation applies to all buildings
93-52	Special Height and Setback Regulations in the Farley Corridor Subdistrict B	Clarification - "to any development or enlargement" removed; unnecessary
93-521	450 West 33rd Street	Clarification that rule applies to all buildings
93-522	Ninth Avenue rail yard	Clarification that rule applies to all buildings
93-523	Pennsylvania Station Subarea B4	Clarification that rule applies to all street walls
93-53	Special Height and Setback Regulations in the 34 <sup>th</sup> Street Corridor Subdistrict C	Clarification that height and setback rules apply to all buildings or other structures, and that street wall rules apply to all buildings. Conditions under which lower street walls are permitted are modified consistent with intent.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
93-541	Height and setback in Subareas D1 and D2	Clarification - "residential building" changed to "building containing residences"; other clarification
93-542	Height and setback in Subareas D4 and D5	Clarify that rooftop regulations apply to all buildings, as specified in 93-41.
93-543	Authorization for the provision of public open areas	Clarification that authorization applies to zoning lots
93-55	Special Height and Setback Regulations in the South of Port Authority Subdistrict E	Clarification that height and setback rules apply to all buildings or other structures, and that street wall rules apply to all buildings. Conditions under which lower street walls are permitted are modified consistent with intent.
93-56	Special Height and Setback Regulations in Subdistrict F	Clarification regarding "development sites"; clarification that rules apply to buildings or other structures
93-561	General rules for Subdistrict F	Clarification that rules apply to buildings.
93-562	Street wall regulations for certain streets	Clarification that rule applies to all street walls of buildings
93-563	Site1	Clarification that rule applies to buildings
93-564	Site2	Clarification that rule applies to all buildings
93-565	Site3	Clarification that rule applies to all buildings
93-566	Site4	Clarification that rule applies to all buildings
93-567	Site5	Clarification that rule applies to all buildings; rule regarding building width applies based on location
93-568	Site6	Clarification that rule applies to all buildings

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
93-57	Special Permit for Modification of Height and Setback Regulations	Clarification : "is" replaced with "will be"
93-63	Pedestrian Circulation Space	Clarification: "new" deleted; redundant
93-64	Major Building Entrances	Clarification: "commercial" made a defined term, as used in conjunction with "floor area ratio."
93-64	Major Building Entrances	Clarification: "Residential development" changed to "Development...containing residences"
93-70	PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES	Clarification: "Phased development" made un-defined term, since it will include existing buildings.
93-71	Public Access Areas in the Eastern Rail Yards Subarea A1	Clarification: Plaza "provided" instead of "developed"
93-73	Public Access Areas on Ninth Avenue Rail Yard	Clarification: restriction regarding FAR applies to zoning lots
93-731	Special requirements for zoning lots with floor area ratios greater than 10	Clarification: requirement regarding FAR applies to zoning lots; covered pedestrian space, open area and plaza "provided" instead of "developed"
93-74	Public Access Areas in Pennsylvania Station Subarea B4	Clarification: plaza "provided" instead of "developed"
93-754	General requirements for the Northeast Plaza	Clarification: plaza "provided" instead of "developed"
93-756	General requirements for the High Line	Clarification that applicable sites are sites 1 through 6.
93-761	General requirements for the West 32nd Street Extension	Clarification that rule applies to buildings or other structures
93-77	Design Criteria for Public Access Areas in Subdistrict F	Clarification: "developed" made un-defined for broader applicability; it is not intended to refer only o a new building.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
93-78	Site and Landscape Plans for Public Access Areas in Subdistrict F	Clarification: "developed" made un-defined term; public amenity is "provided"
93-782	Certification to temporarily modify public access areas for construction staging	Clarification: "developed" made un-defined term
93-821	Permitted parking when the reservoir surplus is greater than or equal to zero	Clarification: "new building" changed to "development"
93-83	Use and Location of Parking Facilities	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "floor area."
93-831	Authorization for above-grade parking	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "floor area."
94-01	Definitions	Clarification regarding the term development; redundancies with 12-10 eliminated.
94-061	Uses permitted by right	Clarification that Article 6 Chapter 2 (waterfront rules) also applies by clearly stating such rules; description of eating and drinking establishment revised to comply with court decision.
94-062	Use Group SB	description of eating and drinking establishment revised to comply with court decision
94-063	Uses permitted by special permit	Clarification: "development" made an un-defined term
94-063	Uses permitted by special permit	Clarification: "manufacturing" made a defined term, as used in conjunction with "establishment."
94-064	Supplementary use regulations	Clarification: physical culture establishments are allowed by special permit in the Special Sheepshead Bay District pursuant to Section 94-062.
94-071	Sidewalk extension area	Clarification: sidewalk extension requirement applies to new buildings

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
94-08	Special Floor Area Bonus Provisions	Clarification: "new" deleted in "new development"; redundant
94-083	Special parking bonus	Clarification: "commercial" made a defined term, as used in the phrase "accessory commercial parking space."
94-091	Basic floor area ratio	Clarification: floor area ratio applies to uses on zoning lots
94-092	Maximum floor area ratio	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "use."
94-092	Maximum floor area ratio	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "portion."
94-094	Authorization provisions for transfer of development rights to receiving lots	Clarification: "of the total development" changed to "on the receiving lot"
94-10	SPECIAL REQUIREMENTS FOR BUILDING HEIGHT AND SETBACKS	Clarification: reorganized section so that rules for areas are listed alphabetically, minor word changes
94-111	Curb cuts <del>of a new development</del>	Clarification: title changed to reflect applicability of rules to all zoning lots
94-114	Exception to application of waiver provisions	Clarification: "for any development" deleted, rules applies to all zoning lots
95-01	Definition	Clarification: Redundant definition deleted. (It is in 12-10)
95-02	General Provisions	Clarification: sentence from definitions moved to general provisions
95-03	Transit Easement	Clarification: "new" deleted in "new development"; redundant
95-03	Transit Easement	Clarification: "commercial" made a defined term, as used in conjunction with "and other transit facilities."

<b>ARTICLE IX</b>		
<i><b>Section</b></i>	<i><b>Title</b></i>	<i><b>Description</b></i>
95-031	Selection of transit easement	Modification consistent with DOB practice: "enlargement involving ground level construction" added; NYCTA changed to MTA (clarification);
95-041	For developments or enlargements	Clarification: "or enlargement" added; NYCTA changed to MTA
95-042	For substantially vacant existing zoning lots	Clarification: NYCTA changed to MTA
95-051	Development of transit access facilities	Clarification: NYCTA changed to MTA
95-052	Special access facilities for persons with disabilities	Clarification: "development" changed to "buildings on the zoning lot"; NYCTA changed to MTA
95-053	Weather protection	Clarification: "development" changed to "buildings on the zoning lot"; NYCTA changed to MTA
95-054	Permitted uses and other constructions	Clarification: NYCTA changed to MTA; "development" made an un-defined term; cigar stands deleted from examples
95-055	Knockout panel	Clarification: NYCTA changed to MTA
95-06	Temporary Use of the Easement Area	Clarification: NYCTA changed to MTA
95-07	Special Provisions for an Increase in Zoning Tower Coverage on Zoning Lots Containing Transit Easements	Clarification: "zoning tower" changed to "tower"
95-08	Special Use Regulations	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
95-09	Special Regulations for Accessory Off-Street Parking and Curb Cuts	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
95-12	Termination of Transit Easement Volume	Clarification: NYCTA changed to MTA; "developed" changed to "provided"

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
95-13	Previous Transit Easement Agreements	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
96-01	Definitions	Clarification: Redundant definition deleted; "residential" made a defined term
96-101	Floor area regulations	Clarification: floor area ratio applies to zoning lots, not developments or enlargements
96-101	Floor area regulations	Clarification: "commercial" and "community facility" made defined terms, as used in conjunction with "portion."
96-102	Lot coverage regulations	Clarification: references to "developments or enlargements" deleted since requirements are for zoning lots; other revisions for greater clarity
96-104	Height regulations	Clarification: height regulations apply in all cases, not just to developments or enlargements; other revisions for greater clarity
96-105	Dwelling unit regulations	Clarification: cross-reference corrected; "residential character" changed to undefined term to include residences in commercial districts, "residential buildings" changed to "buildings containing residences"
96-105	Dwelling unit regulations	Clarification: "conversion" made a defined term, consistent with definition
96-108	Demolition of buildings	Clarification: "residential development" changed to "development containing residences"; other revisions for greater clarity
96-110	Harassment and cure	Clarification: cross-reference corrected
96-20	PERIMETER AREA	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
96-21	Special Regulations for 42 <sup>nd</sup> Street Perimeter Area	Clarification: floor area ratio applies to zoning lots, not developments or enlargements; other revisions for greater clarity; date added to help with notification and enforcement; language regarding ground floor retail requirement standardized; minimum street wall is required up to 45 feet or the height of the building, whichever is less

<b>ARTICLE IX</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
96-22	Special Regulations for Eighth Avenue Perimeter Area	Clarification: floor area ratio applies to zoning lots
96-23	Special Permit for Modification of Height and Setback Regulations	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
96-25	Floor Area Bonus for New Theater Use	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
96-31	Special Regulations in R8 Districts	Clarification: "development or enlargement" deleted
96-40	MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS	Clarification: URA reference not necessary, so deleted
96-50	REGULATIONS APPLICABLE TO ALL AREAS	Modification consistent with DOB practice: additional Section 96-53 made applicable
96-53	Conversions to Residential Use	Clarification: "Conversions" made defined term; revised for greater clarity
96-602	Relationship to public improvement projects	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
96-80	EXCLUDED AREAS	Clarification: URA reference not necessary, so deleted, names of rail lines updated; Inclusionary Housing clarification.
97-01	Definitions	Clarification: redundant special district definition deleted
97-02	General Provisions	Clarification: language regarding applicability removed - applicability specified in actual rule; "superseding" language redundant with new general rule in 11-123
97-12	Arts and Entertainment Use Requirement	Clarification: Date added to aid in notification and enforcement
97-20	LOCATION AND ACCESS REGULATIONS	Clarification: unnecessary language deleted

<b>ARTICLE IX</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
97-21	Location <u>of</u> and Access <u>to</u> <del>of</del> Arts and Entertainment Uses	Clarification: Title revised
97-22	Uses Not Permitted on the Ground Floor of Buildings	Clarification: Ground floor location standardized; Date added to aid in notification and enforcement; length changed to width consistent with how street wall elements are described
97-221	Access to non-ground floor uses	Clarification: requirement applies to developments and enlargements, not all buildings
97-24	Security Gates	Clarification: “commercial” and “community facility” made defined terms, as used in conjunction with “premises.”
97-40	SPECIAL BULK REGULATIONS	Clarification: "residential development" changed to "development containing residences"
97-411	Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts	Clarification: floor area ratios do not apply to developments or enlargements; they apply to uses
97-411	Maximum floor area ratio in C4-4D, C4-7 and C6-3 Districts	Clarification: “commercial” and “community facility” made defined terms, as used in conjunction with “floor area ratio.”
97-42	Floor Area Bonuses	Clarification: floor area ratios do not apply to developments or enlargements; they apply to uses
97-422	Floor area bonus for visual or performing arts uses	Clarification: "new" deleted from "new development"; redundant
97-422	Floor area bonus for visual or performing arts uses	Clarification: “commercial” and “community facility” made defined terms, as used in conjunction with “floor area ratio.”
97-423	Certification for floor area bonus for visual or performing arts uses	Modification consistent with DOB practice: "Enlargement" added - intention was not to exclude enlargements
97-441	Permitted obstructions	Clarification: applicability language simplified
97-442	Height and setback regulations for C4-7 and C6-3	Clarification: rules apply to all buildings or other structures

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
	Districts	
97-443	Street wall location	Clarification: rules apply to all street walls; other revisions for greater clarity
97-443	Street wall location	Clarification: “commercial” made a defined term, as used in conjunction with “portion.”
97-54	Parking Access through <del>Residential</del> -Zoning Lots in <u>Residence Districts</u>	Clarification: rule applies only to lots in residence districts, consistent with legislative intent
98-14	Ground Floor Use and Transparency Requirements on Tenth Avenue	Clarification: ground floor retail requirement language regarding ground floor level standardized; Effective date of amendment added to clarify applicability of regulations and aid in enforcement.
98-141	Transparency requirements within Subareas H and I	Clarification: Effective date of amendment added to clarify applicability of regulations and aid in enforcement.
98-15	Security Gates	Clarification: “commercial” and “community facility” made defined terms, as used in conjunction with “premises.”
98-16	Signs	Clarification: "Development" made an un-defined term in discretionary findings because it is descriptive.
98-22	Maximum Floor Area Ratio and Lot Coverage in Subareas	Clarification: Conversion changed to defined term; Replaced "non-residential building or portions thereof " to "non-residential floor area" .
98-25	High Line Improvement Bonus	Clarification: minor revisions and cross references added for greater clarity
98-262	Floor area increase	Clarification: "Conversion" changed to defined term. Replaced "...non-residential buildings or portions thereof" to "...non-residential floor area"; Add "zoning lots" for floor area ratio reference; "Development" made an un-defined term.
98-35	High Line Transfer Corridor Bonus	Clarification: High Line contribution amount is updated each year; date changed to match the date the Hudson Yards rule is updated each year for administrative efficiency.

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
98-422	Special rooftop regulations	Clarification: minor revisions of organization for greater clarity
98-423	Street wall location, minimum and maximum base heights and maximum building heights	Clarification: rules apply to all buildings or other structures
98-53	Required Open Areas on the East Side of the High Line	Clarification: reorganized section for greater clarity
98-54	Transparency Requirements on the East Side of the High Line	Clarification: Effective date of amendment added to clarify applicability of regulations and aid in enforcement;
98-00	APPENDICES	Clarification: Cross references to Appendix C added: High Line improvement area cross referenced to map
99-01	Definitions	Clarification: Height and setback rule relocated to appropriate section; landmark building cross-references updated; special district definition deleted since it is in 12-10.
99-03	Special Use Regulations	Clarification: identification of retail ground floor level standardized; clarification that retail frontage requirements apply instead of non-conforming use rules of Art 5 Ch 2; clarification that modifications are applicable to community facilities (not just new community facility buildings)
99-03	Special Use Regulations	Clarification: “commercial” made a defined term, as used in conjunction with “frontages.”
99-03	Special Use Regulations	Clarification: “community facilities” made a defined term, as used in isolation.
99-031	Use Group MP	Clarification: “commercial” made a defined term, as used in conjunction with “establishments” and “character.”
99-031	Use Group MP	Clarification: footnote clarified regarding location of ground floor retail requirement
99-032	Modifications of use regulations for a community facility development	Clarification: intended to apply to existing buildings, including enlargements

<b>ARTICLE IX</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
99-051	Location, height and setback of street wall	Clarification: revised to specify enlarged portions (if enlarged)
99-052	Recesses, balconies and dormers	Clarification: revised to specify enlarged portions (if enlarged)
99-053	Special provisions for narrow buildings	Clarification: revised to apply to all buildings, to match revised 23-692
99-054	Maximum building height	Clarification: rule applies to all buildings or other structures
99-07	Authorization to Waive Midblock Transition Portion Height Limitation	Clarification: first sentence applies to zoning lots; other paragraphs "enlargement" added (Modification consistent with DOB practice)
99-07	Authorization to Waive Midblock Transition Portion Height Limitation	Modification consistent with DOB practice: Enlargements are also permitted to apply for authorization.

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
101-00	GENERAL PURPOSES	Clarification: "new development" changed to "new buildings" or "development"
101-01	Definitions	Clarification: definition modified to refer to 12-10 definition of development
101-02	General Provisions	Clarification: language regarding applicability deleted so that rules apply more generally to everything controlled by zoning regulations
101-11	Special Ground Floor Use Regulations	Clarification: ground floor retail location language standardized; "building" made a defined term; limitation on banks and off-track betting establishments clarified to apply to all buildings in the Fulton subdistrict; date added to Atlantic subdistrict to aid in notification and enforcement; location of uses rule clarified to apply to

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		all buildings
101-12	Transparency Requirements	Clarification: date added to aid in notification and enforcement, ground floor enlargement specified; “commercial” and “community facility” made a defined term in reference with such ‘premises’
101-21	Special Floor Area and Lot Coverage Regulations	Clarification: "Quality Housing buildings" made a defined term
101-211	Special permit for subway station improvements	Clarification: "enlargement" deleted - redundant with definition of "development"; table revised to clarify subway lines and stations
101-22	Special Height and Setback Regulations	Change from DOB practice: Height measured from base plane. Clarification: height and setback rules apply to all buildings or other structures; Quality Housing building made a defined term
101-223	Tower regulations	Clarification: Tower regulations apply to all buildings; clarification that residential portions of mixed buildings must be set back further than commercial or community facility portions on specified streets; In paragraph (b), “commercial” and “community facility” made a defined term in reference with towers and floor area;
101-30	SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS	Clarification: "Quality Housing buildings" made a defined term
101-41	Special Street Wall Location Regulations	Clarification: rules apply to all buildings
101-42	Mandatory Sidewalk Widening	Clarification: “horizontal” added to ‘enlargements’ to clarify the applicability
101-43	Off-Street Relocation or Renovation of a Subway Stair	Clarification: "enlargement" deleted - redundant with definition of "development"; clarification that an extension should not trigger a subway stair relocation requirement; table revised to clarify subway lines and stations
101-612	Sign band	Clarification: “commercial” made a defined term in reference with such establishments;

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
101-712	Area of non-illuminated signs	Clarification: “commercial” made a defined term in reference with such establishments;
101-721	Height and setback	Clarification: rules apply to all buildings
101-731	Special provisions for certain existing buildings	Clarification: "new" deleted from "new development" - redundant
101-732	Special provisions for other existing buildings	Clarification: "new" deleted from "new development" - redundant
101-733	Special provisions for <del>new</del> development and enlargement	Clarification: "new" deleted from "new development" - redundant; clarification that rule also applies to street walls that are changed
101-734	Special provisions for storefronts	Clarification: language reorganized for greater clarity
101-741	Accessory off-street parking	Clarification: "enlargement" deleted - redundant with definition of "development"; “commercial” made a defined term in reference with such development;
101-743	Accessory off-street loading	Clarification: "enlargement" deleted - redundant with definition of "development"
101-744	Special permit for public parking garages or public parking lots	Clarification: "residential" made undefined to refer to areas that are generally residential
101-75	Special Provisions for Demolition of Buildings	Clarification: "enlargement" deleted - redundant with definition of "development"
101-00	Appendix C	Clarification: specific paint brands and colors out of date, no information available to replace
101-00	Appendix D	Clarification: specific paint brands and colors out of date, no information available to replace
101-00	Appendix E	Clarification: new map 7

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
102-01	Definitions	Clarification: special district definition deleted, portions of definition relocated
102-02	General Provisions	Clarification: language regarding applicability deleted so that rules apply more generally; sentence relocated from definitions
102-021	Requirement for application	Clarification: language revised to apply more broadly to any special permit application pursuant to 102-30
102-023	Relationship to public improvement projects	Clarification: "development" changed to "proposal" to apply more broadly
102-10	HEIGHT REGULATIONS FOR BUILDINGS, SIGNS OR STRUCTURES	Modification consistent with DOB practice: rule clarified so that no portion of a building or other structure may penetrate a view plane
102-30	SPECIAL PERMIT PROVISIONS	Clarification: reference to low-density residence districts deleted (none exist); "development" made an un-defined term
103-01	Establishment of Special Planned Community Preservation District	Clarification: "residential" made undefined to refer to areas that are generally residential
103-10	GENERAL PROVISIONS	Clarification: Rules regarding demolition of buildings reorganized for greater clarity
103-11	Special Permits for Bulk and Parking Modifications	Clarification: "new development" changed to "development", in other cases, "development" made an un-defined term; demolition language deleted and relocated to 103-10; other minor changes
103-13	Requirements for Application	Clarification: "building" made a defined term
103-14	Recordation	Clarification: "development" made an un-defined term
103-21	Special Bulk Regulations	Clarification: "Residential" changed to "Residence" - correction
103-211	Special floor area regulations	Clarification: "Residential" changed to "Residence" - correction

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
103-212	Special density regulations	Clarification: "Residential" changed to "Residence" - correction; language regarding applicability deleted so that rules apply more generally
103-213	Special height regulations	Clarification: "Residential" changed to "Residence" - correction; language regarding applicability deleted so that rules apply more generally
103-214	Special yard regulations	Clarification: "Residential" changed to "Residence" - correction; language regarding applicability deleted so that rules apply more generally
104-02	General Provisions	Clarification: language regarding applicability deleted so that rules apply more generally
104-11	Residential Use Modifications	Clarification: changed to use new defined term "abut"
104-12	Community Facility Use Modifications	Clarification: changed to use new defined term "abut"
104-132	Use Groups 16, 17 and 18	Clarification: changed to use new defined term "abut"
104-14	Certification Requirements	Clarification: changed to use new defined term "abut"
104-20	SPECIAL BULK REGULATIONS	Clarification: language regarding applicability deleted so that rules apply more generally
104-25	Maximum Floor Area Ratio for <del>Mixed Buildings</del> <u>Multiple Uses on a Zoning Lot</u>	Clarification: title changed
104-26	Change of Use	Clarification: In paragraph (a) reference title for Section 35-31 updated and "conversion" and "non-residential" changed to defined terms.
104-31	Maximum Building Height	Clarification: "building" is changed to a defined term with reference to building height.
104-321	Mechanical equipment	Clarification: In paragraph (a) & (c), "building" is changed to a defined term with reference to building height and building wall

<b>ARTICLE X</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
104-322	Permitted Obstructions	Clarification: "building" is changed to a defined term with reference to building height.
104-33	Mandatory Street Walls	Clarification: paragraph (e) revised to apply to parcels, not to "development"; clarification that the lower street wall may be applied to entire building
104-422	Midblock Open Areas	Clarification: "building" is changed to a defined term with reference to building wall
104-423	East/West Open Area	Clarification: "new building" changed to "development"
104-424	The Square	Clarification: "building" is changed to a defined term with reference to building wall
104-425	The Small Square	Clarification: "abutting" is changed to a defined term
104-426	The Grove	Clarification: "developed" made an undefined term
104-50	PERMITTED TRANSFER OF FLOOR AREA	Clarification: "enlargement" added
105-01	Definitions	Modification consistent with DOB practice: "average percent slope" changed so that portion of land owned by applicant in the bed of a mapped street considered part of zoning lot; Tier I site and Tier II site definitions revised to relate directly to issue of slope without using terms "development" etc
105-022	Requirements for application	Clarification: updated pursuant to the revised definition of "Tier II site"
105-34	Grading Controls for Tier II Sites	Clarification: updated pursuant to the revised definition of "Tier II site"
105-35	Tier II Requirements for Driveways and Private Roads	Clarification: "developed" made a defined term
105-37	Special Erosion and Sedimentation Prevention Requirements for Authorizations for Tier II Sites	Clarification: updated pursuant to the revised definition of "Tier II site"

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
105-38	Special Submission Requirements for Authorizations on Tier II Sites	Clarification: updated pursuant to the revised definition of "Tier II site"
105-40	SPECIAL REVIEW PROVISIONS	Clarification: the provisions of LSRD shall apply to LSRDs as modified by 105-701
105-422	Authorization of a development, enlargement or site alteration on a Tier II zoning lot or portion of a zoning lot having a steep slope or steep slope buffer	Clarification: updated pursuant to the revised definition of "Tier II site"
105-43	Authorizations to Modify Bulk, Parking, Grading and Private Roads Regulations	Clarification: updated pursuant to the revised definition of "Tier II site"
105-431	Modification of lot coverage controls	Clarification: updated pursuant to the revised definition of "Tier I site" and "Tier II site"
105-432	Modification of yard, height and setback regulations, and parking location regulations	Clarification: "existing development" changed to "existing buildings"
105-433	Modification of grading controls	Clarification: updated pursuant to the revised definition of "Tier II site"
105-434	Modification of requirements for private roads and driveways	Clarification: updated pursuant to the revised definition of "Tier II site"
105-441	Modification of use regulations	Clarification: changed from "development" to "tract of land to be developed"
105-50	REGULATIONS FOR PROTECTION OF NATURAL FEATURES	Clarification: "development" made an un-defined term
105-70	SPECIAL REGULATIONS FOR RESIDENTIAL DEVELOPMENT	Clarification: "developments used" changed to "zoning lots developed"
105-701	Applicability of large-scale residential development regulations	Clarification: "development" replaced with "zoning lot"

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
105-702	Applicability of lower density growth management area regulations	Clarification: updated pursuant to the revised definition of "Tier II site"
105-90	FUTURE SUBDIVISION	Clarification: "development" made an un-defined term
105-92	Special Provisions for City-owned Land	Clarification: language regarding applicability deleted so that rules apply more generally
105-944	Special Fort Totten Natural Area District-4	Clarification: paragraph (c)(2) "development" made a defined term; paragraph (d)(7) "development" made an un-defined term; "new" deleted from "new development"; "existing development" changed to "existing buildings"; (d)(10) "development used" changed to "zoning lot developed"
106-00	GENERAL PURPOSES	Clarification: "new" deleted from "new development"
106-01	Definition	Clarification: Deleted section - redundant special district definition deleted
106-02	General Provisions	Clarification: Section renumbered 106-01; Replaced "residential building" with "buildings containing residences" because "residential building" is proposed to mean exclusively residential buildings, and the rule applies to all buildings containing residences
106-11	Special Provisions for As-of-Right New Residences	Clarification: rule applies to developments or enlargements containing residences, there is a different rule for new residences created by conversions (106-12, paragraph (a))
106-12	Special Permit Provisions for Residential Uses	Clarification: "new building" changed to "development"
106-21	Special Permit Provisions for Community Facility Uses	Clarification: "new" changed to "development of"
106-32	Special Permit Provisions for Manufacturing and Commercial Uses	Clarification: language revised to refer more consistently to uses, "new building" changed to "development"
106-34	Special Yard Regulations	Clarification: "new" deleted from "new development"

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
106-41	Use Regulations	Clarification: "new building" changed to "development"; other minor revisions for greater clarity.
106-52	Requirements for Applications	Clarification: "new" deleted from "new development"; cross-reference to city agency updated.
107-01	Definitions	Clarification: Redundancies eliminated; definition of "development" modified to include 12-10 definition, as well as the enlargement of a non-residential building or the enlargement of a non-residential use that involves the addition of one or more dwelling units. Definition of Special South Richmond District eliminated; exists in 12-10
107-02	General Provisions	Clarification: This chapter applies to everything that zoning regulations normally apply to, and in addition it applies to site alterations and the subdivision of zoning lots. "Large-scale development" made a defined term; outdated provisions relating to drainage and sewer approvals between 1972 and 1975 deleted; superfluous language regarding sections 107-42 and 107-46 deleted; "City Planning" added to "Commission"; "commercial" made a defined term with reference to development; clarification that the bulk and parking regulations of R3-2 districts, as modified by the special district, apply within Area K
107-08	Future Subdivision	Clarification: "street system" changed to "vehicular circulation system." The defined term, "street" is too narrow to be used in this context.
107-121	Street Access	Modification consistent with DOB practice: deleted. Redundant with other city laws
107-122	Sewers	Modification consistent with DOB practice: deleted. Redundant with other city laws
107-123	Public schools	Clarification: "enlargement" deleted - redundant with definition of "development", since developments include enlargements that add dwelling units.
107-221	Active recreational facilities	Clarification: "development" changed to "building" because rule also applies to existing buildings
107-222	Public pedestrian ways	Clarification: "development" changed to "building" because rule also applies to existing buildings

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
107-224	Qualification of designated open space as lot area for bulk computations	Clarification: "residential development" changed to "development containing residences" because "residential building" is proposed to mean a building that is exclusively residential.
107-225	Special bulk regulations for developments containing designated open space	Clarification: applicability clarified so that it applies to certain tracts of land containing designated open space, which may include land outside of a zoning lot, such as land in a mapped but unbuilt street. After applicability is established in the first paragraph, the following paragraphs have been revised to refer to "such tract of land" as described in the first paragraph.
107-226	Zoning lots entirely or substantially within designated open space	Clarification: "development" made an un-defined term so that enlargements or changes of use might be included; "residential development" changed to "development containing residences"
107-23	Waterfront Esplanade	Clarification: "developed" made a defined term; in the last paragraph, "development" changed to "building"; other revisions for greater clarity
107-24	Performance Bond	Clarification: "development of improvement" changed to "provision of improvement"
107-251	Special provisions for arterials	Clarification: "building" made a defined term
107-252	Special provisions for park streets	Clarification: "new" deleted from "new development"
107-312	Areas not within designated open space	Clarification: "building" made a defined term
107-321	Tree preservation	Clarification: paragraph (c) revised to avoid use of the term "development"
107-322	Tree requirements	Clarification: language regarding applicability deleted from introductory sentence; applicability is described in paragraphs (a) and (b) of this section; further clarified in paragraph (b)
107-42	Minimum Lot Area and Lot Width for Residences	Clarification: "building" made a defined term; columns and column headings revised for greater clarity.  Modification consistent with DOB practice: new asterisk added to table, applicable to attached buildings in R3-2 districts maintains status quo: the end unit in a row of attached buildings that previous to this text

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		amendment is considered semi-detached, and will now be considered “attached,” will be required to provide lot area and lot width in the same amount as previous to text amendment.
107-45	Required Open Space for Residences	Clarification: "residential development" and "residential building" changed to "building containing residences"
107-461	Front yards	Clarification: cross-reference removed and replaced with actual content of the rule
107-463	Side yard regulations for other residential buildings	Modification consistent with DOB practice: Text added to maintain the status quo existing prior to the proposed amendment. Proposed changes to the definitions of "building" and "attached building" would result in a change in side yard requirements for buildings that are currently considered "detached" and will be considered "attached." Added text will specify yard requirements that currently apply to detached buildings will apply to the end unit in a row of attached buildings.
107-464	Side yards for permitted non-residential use	Clarification: "non-residential building" made a defined term
107-467	Modifications of special yard regulations for certain zoning lots	Clarification: "building" made a defined term; "development" made an un-defined term because it refers to an area larger than a new building or a new open use on a tract of land.
107-468	Court regulations	Clarification: "residential building" changed to "building containing residences"; court regulations do not apply to one- and two- family residences
107-481	Planting provisions along Residence District boundaries	Clarification: “manufacturing” and “commercial” made defined terms in reference to development.
107-482	Landscaped buffer for manufacturing development adjacent to residences	Clarification: “manufacturing” and “commercial” made defined terms in reference to development.
107-62	Yard, Court and Parking Regulations	Clarification: authorization applies to zoning lots; changed "periphery of the development" to an undefined term to allow for a broader interpretation that is consistent with intent.

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
107-63	Minimum Distance between Buildings	Clarification: "residential development" changed to "development containing residences"
107-65	Modifications of Existing Topography	Modification consistent with practice: Applicability specified for developments or other site alterations
107-661	Modification of permitted obstructions	Clarification: "residential development" changed to "development containing residences"; "or enlargement" deleted because it is redundant with the definition of "development"
107-662	Modification of required yards of building setbacks	Clarification: "building" made a defined term
107-671	In Areas F and K	Clarification: "future development" changed to use an undefined term; "such development" changed to "such proposed uses"; "residential area" changed to use an undefined term
107-672	In Area SH	Clarification: "enlargement" deleted because it is redundant with the definition of "development"
107-68	Modification of Group Parking Facility and Access Regulations	Clarification: "residential area" made an undefined term to refer to areas that are generally residential but need not be exclusively residential
107-72	Qualification of Designated Open Space as Lot Area	Clarification: "development" made an undefined term to refer more broadly
107-74	Modification of Permitted Use Regulations	Clarification: "within the Special District" deleted - superfluous language
107-75	Modification of Underlying R1-1 District Regulations	Clarification: "For any development" added to be consistent with applicability of the section to the siting of a building on a lot
107-77	Community Facility Buildings or Treatment Plants Permitted in Designated Open Space	Clarification: "new" removed from "new development"
107-823	Common open space	Clarification: "residential" deleted from "residential development"; "development" made an undefined term in the phrase "zoning lots in the development" to refer more broadly to an area of land containing zoning lots.
107-91	Inter-agency Coordination	Modification consistent with DOB practice: No need to regulate city agencies. Inter-agency coordination is

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		standard practice.
109-01	Definitions	Clarification: redundant special district definition deleted
109-02	General Provisions	Clarification: cross-referenced provisions made inapplicable regardless of what is constructed. Rule regarding demolition of certain structures from 109-522 relocated to this section.
109-10	PRESERVATION AREA (Area A)	Clarification: Applicability deleted so that each section that follows may set forth different rules regarding applicability
109-112	Special use regulations for new developments	Clarification: date use regulation became applicable added to aid in notification and enforcement; clarified that rule also applies to enlargements
109-121	Floor area regulations	Clarification: floor area ratio applies to zoning lots
109-122	Lot coverage, through lot and rear yard regulations	Clarification: Title modified to better reflect contents of this section; floor area ratio applies to zoning lots; date that rear yard rule became applicable added to aid in notification and enforcement; rear yard rule reorganized for greater clarity
109-131	Building facades	Clarification: rule revised to apply to all buildings; clarifies that existing buildings may remain and streetwall may rise to height of building if less than minimum street wall height; entire frontage clarified to apply between street intersections - block frontage
109-132	Treatment of the ground level wall	Clarification: date that transparency rule became applicable added to aid in notification and enforcement; rule also applies to ground floor enlargements
109-141	Open recreation space regulations	Clarification: date that recreation space requirement became applicable added to aid in notification and enforcement; other revisions for greater clarity
109-142	Landscaping regulations	Clarification: "new" deleted from "new development"

<b>ARTICLE X</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
109-15	Regulations for Rehabilitation or Conversion of Existing Buildings	Clarification: "non-residential building" made a defined term
109-21	Use Regulations	Clarification: section applies to a change of use in all buildings, existing or new
109-211	Use Group LI	Clarification: date that change of use became applicable added to aid in notification and enforcement
109-221	Floor area regulations	Clarification: floor area ratio applies to zoning lots and uses
109-23	Storefronts in New Buildings and Alterations of Existing Storefronts	Clarification: date that rule became applicable to "new" buildings added to aid in notification and enforcement; other revisions for greater clarity
109-312	Special use regulations for new development	Clarification: date a regulation became effective added to aid in notification and enforcement; other revisions for greater clarity
109-32	Bulk Regulations	Clarification: language regarding applicability deleted - following sections will establish applicability
109-321	Floor area regulation	Clarification: maximum floor area ratio applies to zoning lots
109-322	Lot coverage regulations	Clarification: lot coverage applies to zoning lots
109-323	Height and setback regulations	Clarification: height and setback requirements to all buildings, clarification that street wall regulations do not apply to existing buildings to remain
109-34	Open Recreation Space and Landscaping Requirements	Clarification: date that requirement for recreation space and landscaping became applicable added to aid in notification and enforcement; other revisions for greater clarity
109-411	Height and setback regulations	Clarification: height and setback requirements to all buildings or other structures, clarification that street wall regulations do not apply to existing buildings to remain
109-412	Lot coverage regulations	Clarification: lot coverage applies to zoning lots

<b>ARTICLE X</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
109-42	Open Recreation Space and Landscaping Requirements	Clarification: date that rule became effective added to aid in notification and enforcement; "residential developments" changed to "buildings...that contain residences"
109-43	Additional Requirements	Clarification: "any zoning lots located within" changed to "any zoning lots located partially within" to clarify that this rule applies not just to zoning lots located wholly within area A1
109-514	Modifications by authorization	Clarification: outdated reference to Board of Estimate removed
109-522	Special provisions for the preservation of certain existing buildings	Clarification: rule regarding demolition of certain buildings moved to Section 109-02; cross reference to Appendix B list of buildings to be preserved added for clarity
109-523	Applications for special permit	Clarification: "manufacturing", "commercial" and "community facility" made defined terms in reference to establishments.

<b>ARTICLE XI</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
112-00	GENERAL PURPOSES	Clarification: purpose is to regulate the height of all buildings, including enlarged portions of existing buildings
112-01	Definitions	Clarification: revised to refer to 12-10 definitions of development and enlargement; rule regarding change of use moved to use regulations
112-06	District Plan	Clarification: Height regulations apply to all buildings or other structures, not just developments and enlargements
112-07	Special Use Regulations	Clarification: Article V, Chapter 2 does not apply to retail continuity rules; rule regarding change of use moved from definitions

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
112-071	Uses permitted in C1 Districts	Clarification: Language limiting applicability of this rule to developments removed; applicability determined in 112-07
112-072	Uses permitted in C2 Districts	Clarification: Language limiting applicability of this rule to developments removed; applicability determined in 112-07
112-073	Uses permitted in C3 Districts	Clarification: Language limiting applicability of this rule to developments removed; applicability determined in 112-07; description of eating and drinking establishments standardized
112-074	Ground floor use restrictions on certain blocks	Clarification: ground floor identified in standardized way
112-075	Uses permitted in M1 Districts	Clarification: Language limiting applicability of this rule to developments removed; applicability determined in 112-07
112-08	Uses Permitted by Special Permit	Clarification: Terms made un-defined to apply more generally
112-103	Special height and setback regulations	Clarification: Height regulations apply to all buildings or other structures, not just developments and enlargements
112-104	Special transparency requirements along City Island Avenue	Clarification: "commercial" and "community facility uses" made defined terms
112-106	Authorization for modification of height and setback regulations	Clarification: authorization may apply to existing buildings; portions of zoning lots with certain uses cannot use the section
112-107	Special permit for modification of height and setback regulations	Clarification: special permit may apply to existing buildings; portions of zoning lots with certain uses cannot use the section
112-111	Accessory parking for commercial uses	Clarification: "commercial" made defined terms in reference to 'use' and 'floor area'; The term "use" in "mixed #use development#" is made an un-defined term.
112-112	Accessory parking and floor area requirements for eating or drinking establishments	Clarification: superfluous language removed; "enlargement" is deleted because it is part of the definition of "development" in this Chapter.

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
112-113	Reservoir space requirements for eating and drinking establishments	Clarification: "enlargement" is deleted because it is contained in the definition of "development"
112-13	<del>Location of Zoning District Boundaries</del> <u>Applicability at the Shore Line</u>	Clarification: Title change
112-131	Location of zoning district boundary lines	Clarification: Title change: New title where none existed previously.
112-132	Naturally or lawfully altered shorelines and development rights on piers	Clarification: Title change: New title where none existed previously.
112-114	Special Requirements for Waterfront Access	Clarification: "residential developments" changed to "developments containing residences." Order of last sentence rearranged to make the term "buildings" grammatically correct as a defined term.
113-01	Definitions	Clarification: redundant special district definition deleted; two sentences moved to 113-02
113-02	General Provisions	Clarification: Two sentences moved from 113-01
113-11	Special Bulk Regulations for Community Facilities	Clarification: bulk regulations apply to all buildings or portions thereof; "community facility" made a defined term; other revisions for greater clarity
113-12	Special Front Yard Regulations	Clarification: yard regulations apply to zoning lots
113-21	Special Parking Regulations	Clarification: "new" deleted from "new developments" - redundant
113-22	Special Off-Street Loading Regulations	Clarification: revised to refer to all buildings; pre-existing schools are pre-existing non-complying and may remain; text reorganized for greater clarity
113-41	Certification for Community Facility Uses on Certain Corner Lots	Clarification: "community facility" made a defined term, cross-reference corrected, superfluous language removed

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
113-42	Authorization for Enlargements of Community Facility Buildings	Clarification: cross-reference title updated, "surrounding development" changed to "surrounding area"
113-503	Special bulk regulations	Modification consistent with DOB practice: new text covers zoning lots containing both community facility and residential uses, other reorganization of text for greater clarity; reference to 113-52 deleted because it does not apply to community facility buildings
113-53	Lot Area, <del>and</del> Lot Width <u>and Density</u> Regulations	Clarification: Title change
113-541	Permitted obstructions in required yards or rear yard equivalents	Clarification: paragraph (b) revised for clarity
113-543	Minimum required side yards	Clarification: applies to all detached buildings; "building" in the phrase "building walls" made a defined term.
113-545	Special provisions for <del>party or</del> side lot line walls	Clarification: Title change based on title change of cross-referenced section
113-55	Height and Setback Regulations	Clarification: pursuant to the second paragraph of 113-503, this section also applies to community facilities - "residential" deleted
113-562	Parking requirements	Clarification: Date provided to aid in notification and enforcement
114-01	General Provisions	Clarification: The provisions of this Chapter apply to all buildings, not just developments or enlargements.
114-11	Special Floor Area Regulations	Clarification: 1.65 FAR is a cap, rules in 24-01 imported to this section to further clarify the bulk regulations for buildings used partly for community facility use and partly for residential use.
114-122	Maximum building height and setback	Clarification: "building" made a defined term; Residence District corrected; "community facilities" changed to a defined term.
115-00	GENERAL PURPOSES	Clarification: "new development" revised to be "development" or "new buildings"

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
115-01	General Provisions	Clarification: revised so that rules of this Chapter apply broadly to everything covered by the Zoning Resolution – specific list of “developments, enlargements, alterations and changes of use” deleted.
115-13	Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts	Clarification: ground floor identified in standardized way; “building” made a defined term; date added to aid in notification and enforcement
115-14	Transparency Requirement in C4-5X and C6 Districts	Clarification: Date provided to aid in notification and enforcement
115-21	Floor Area Ratio, Open Space and Lot Coverage	Clarification: floor area ratio applies to zoning lots
115-211	Special Inclusionary Housing regulations	Clarification: floor area ratio applies to zoning lots and to uses
115-232	Street wall location	Clarification: in paragraph (b), "open space...developed" changed to "open space...provided"; building and development made defined terms
115-233	Street wall height	Clarification: cross-reference corrected
115-234	Maximum building height	Clarification: "developed" made a defined term; enlargement added; “building” made a defined term
115-235	Transition area	Clarification: Rule applies to all buildings
115-32	Refuse Storage, Recreation Space and Planting Areas	Clarification: "residential buildings" changed to "buildings containing residences"; “Quality Housing building” made a defined term
115-40	RESIDENTIAL CONVERSIONS	Clarification: "non-residential building" and “conversion” made defined terms
115-51	Parking and Loading Regulations	Clarification: "development" changed to uses - applicability left to underlying parking regulations; "residential development" changed to "development...containing residences"; “commercial” and “manufacturing” changed to defined terms.

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
115-60	SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS	Clarification: special permit revised to apply more generally to zoning lots; findings revised for greater clarity
116-00	GENERAL PURPOSES	Clarification: "new" deleted - redundant
116-12	Mandatory Ground Floor Use and Frontage Requirements	Clarification: Date provided to aid in notification and enforcement
116-232	Street wall location	Clarification: "building" and "developed" made defined terms;
116-31	Modification of Required Accessory Off-Street Parking Space Regulations for Certain Commercial Uses	Clarification: "commercial" made into an undefined term;
116-41	Upland Connections	Clarification: cross references updated
116-42	Visual Corridors	Clarification: visual corridors are required for more than just developments - for enlargements, for open uses...changed to "shall be provided" to apply more generally
116-54	Refuse Storage Areas	Clarification: "completely enclosed building" made a defined term
117-00	GENERAL PURPOSES	Clarification: "new" deleted - redundant
117-02	General Provisions	Clarification: revised to apply more generally; paragraph (b) revised to apply more specifically to dwelling units or rooming units; paragraph (c) revised to clarify that section 117-54 also applies
117-23	Street Wall Location in Certain Designated Districts	Clarification: Rule applies to all buildings
117-31	Special Use Regulations	Clarification: "residential developments" changed to "buildings containing residences"
117-32	Special Bulk Regulations	Clarification: revised to apply to all street walls

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
117-401	General provisions	Clarification: revised to apply more generally; other sentences relocated
117-42	Special Bulk and Use Regulations in the Court Square Subdistrict	Clarification: rule applies to zoning lots
117-421	Special bulk regulations	Clarification: floor area ratio applies to zoning lots
117-423	Sidewalk widening	Clarification: "building" made a defined term
117-44	Mandatory Subway Improvements	Clarification: sentences relocated from 117-401; location of subway stair clarified
117-45	Developer's Notice	Clarification: "develop" made an un-defined term
117-503	Definitions	Clarification: "non-residential employees" clarified
117-512	Ground floor use and frontage regulations	Clarification: ground floor retail location standardized; "building" made a defined term
117-513	Transparency requirement	Clarification: "building" made a defined term
117-523	Lot coverage and open space ratio requirements	Clarification: "Quality Housing building" made a defined term
117-525	Special yard regulations	Clarification: "commercial" and "manufacturing" changed to defined term in reference with buildings.
117-531	Street wall location	Clarification: Rule applies to all buildings
117-533	Special permit to modify use or bulk regulations	Clarification: special permit revised to apply more generally to zoning lots; findings revised for greater clarity
117-54	Off-street Parking and Loading Regulations	Modification consistent with DOB practice: curb cuts are not permitted for new or existing buildings.

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
117-551	General provisions	Modification consistent with DOB practice: applicability broadened.
117-553	Mandatory sidewalk widening and ground floor uses	Modification consistent with DOB practice: sidewalk widening applies only to enlargements on the ground floor; the ratio of floor area of that portion of the building to lot area is the rule, not floor area ratio; date added to aid in notification and enforcement; location of ground floor retail requirement standardized; "development or enlargement replaced with "building or portion thereof"
117-554	Mandatory sidewalk widening design requirements	Clarification: "building" made a defined term; "developed" replaced with "provided"
117-57	Modification of Article V, Chapter 4	Clarification: Content of rule substituted for cross-reference to the rule
117-631	Floor area ratio and lot coverage modifications	Clarification: "residential buildings" revised to "residential portion of a building"; floor area ratio applies to zoning lots
117-632	Street wall location	Clarification: "development or enlargement" changed to "building"
117-64	Special Parking Regulations	Clarification: "new " and "residential" deleted - redundant
117-00	Appendix B	Clarification: subway lines and stations clarified, applies to developments or enlargements
118-01	Definitions	Clarification: redundant special district definition deleted
118-02	General Provisions	Clarification: street wall made a defined term
118-11	Ground Floor Uses	Clarification: ground floor retail location standardized
118-21	Floor Area Regulations	Clarification: floor area ratio applies to zoning lots; "commercial" changed to defined term in reference with 'floor area'.

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
118-22	Residential Density Regulations	Clarification: changed to the conversion of non-residential floor area
118-30	STREET WALL, HEIGHT AND SETBACK REGULATIONS	Modification consistent with DOB practice: street wall regulations apply to alterations as well; sky exposure plane applies to all buildings or other structures
118-31	Modification of Street Wall Requirements	Clarification: superfluous language removed; "or alteration" added
118-40	ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS	Clarification: Date provided to aid in notification and enforcement; "and" changed to "or"
118-41	Entrances on 14th Street	Clarification: ground floor retail location standardized
118-42	Entrances on Union Square East, Union Square West and 17th Street	Clarification: rule applies to buildings or portions of buildings; redundant list of streets revised to "such streets"
118-43	Street Wall Transparency	Clarification: rule applies to buildings or portions of buildings
119-01	Definitions	Clarification: "average percent of slope" revised to clarify how it applies to land outside of zoning lots; redundant special district definition deleted; "or other tract of land" added to several definitions involving zoning lots; Tier I and Tier II sites simplified to be the zoning lot or tract of land having a certain average percent slope
119-02	General Provisions	Clarification: "or other tract of land" added
119-04	Future Subdivision	Clarification: "street system" changed to "vehicular circulation system"
119-05	Applicability of Parking Location Regulations	Clarification: "for developments" deleted; other clarifying language added
119-10	PROVISIONS REGULATING TIER I DEVELOPMENTS, ENLARGEMENTS AND SITE	Clarification: title changed; text changed to "Tier I sites"

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
	ALTERATIONS SITES	
119-11	Tier I Requirements for Development	Clarification: title changed
119-112	Tier I tree planting requirements	Clarification: revised per new definition of "Tier I sites"; revised to apply to the enlargement of any building
119-12	Tier I Submission Requirements	Clarification: revised per new definition of "Tier I sites"
119-20	PROVISIONS REGULATING TIER II DEVELOPMENTS, ENLARGEMENTS AND SITE ALTERATIONS SITES	Clarification: revised per new definition of "Tier II sites"
119-21	Tier II Requirements for Development	Clarification: title changed
119-212	Height and setback regulations	Clarification: revised per new definition of "Tier II sites"; height and setback rules apply to all buildings
119-213	Grading controls	Clarification: revised per new definition of "Tier II sites"
119-214	Tier II requirements for driveways and private roads	Clarification: "development" made un-defined term
119-215	Landscaping controls to preserve trees, shrubs and ground cover	Clarification: "building" made a defined term
119-216	Tier II tree planting requirements	Clarification: revised per new definition of "Tier II sites"
119-217	Tier II controls during construction	Clarification: "building" made a defined term
119-22	Tier II Submission Requirements	Clarification: revised per new definition of "Tier II sites"

<b>ARTICLE XI</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
119-31	Authorizations	Clarification: cross-reference title updated
119-311	Authorization of a development, enlargement or site alteration on a zoning lot or portion of a zoning lot having a steep slope or steep slope buffer	Clarification: title changed; reference to zoning lot removed
119-312	Authorization of certain uses within the Special Hillside Preservation District	Clarification: "residential" and "development" made un-defined terms
119-314	Modification of lot coverage controls	Clarification: text re-organized and simplified for greater clarity
119-315	Modification of height and setback regulations	Clarification: revised per new definition of "Tier II sites"
119-316	Modification of grading controls	Clarification: revised per new definition of "Tier II sites"
119-317	Modification of requirements for private roads and driveways	Clarification: revised per new definition of "Tier II sites"; "development" made an un-defined term
119-318	Modifications of certain bulk regulations	Clarification: text re-organized and simplified for greater clarity; "development" made an un-defined term
119-321	Modification of use regulations	Clarification: revised per new definition of "Tier II sites"; "residential" deleted from "residential building"; "development" made an un-defined term
119-33	Special Erosion and Sedimentation Prevention Requirements for Certain Authorizations and Special Permits	Clarification: cross-referenced title updated
119-34	Special Submission Requirements for Certain Authorizations and Special Permits	Clarification: cross-referenced title updated
119-35	Administration of Special Review Provisions	Clarification: cross-referenced title updated

<b>ARTICLE XII</b>		
<b><i>Section</i></b>	<b><i>Title</i></b>	<b><i>Description</i></b>
121-01	Definitions	Clarification: delete redundant special district
121-02	General Provisions	Clarification: that bulk regulations also apply to a portion of the special district; “conversion” made a defined term; “change of use” added to list of scenarios where signage and use regulations of the Chapter apply
121-11	Special Use Regulations	Clarification: "non-residential building" made a defined term; clarification that office conversion rule applies only to buildings developed or enlarged after specified date; term “conversion” replaced with “change” as the term is referring to a “change of use”
121-111	Use Group A	Clarification: term “conversion” replaced with “change of use”
121-112	Use Group B	Clarification: term “conversion” replaced with “change of use”
121-113	Floor area preservation	Clarification: term “conversion” replaced as the term is referring to a “change of use”
121-114	Comparability	Clarification: term “conversion” replaced as the term is referring to a “change of use”
121-115	Certification and other requirements of preservation and conversion	Clarification: term “conversion” replaced with “change of use”
121-13	Authorization for Waiver of Floor Area Preservation Requirements	Clarification: term “conversion” made a defined term and “change of use” added to list of scenarios where the CPC may authorize the waiver of floor area preservation requirements
121-31	Maximum Permitted Floor Area	Clarification: "non-residential building" made a defined term; floor area ratio applies to zoning lots; clarification that 6.5 FAR only applies to new zoning lot if residences in new buildings or enlargements are constructed after date specified
121-32	Height of Street Walls and Maximum Building Height	Clarification that height and setback rules apply to all buildings or other structures, and that street wall rules apply to all buildings. Conditions under which lower street walls are permitted are modified consistent with intent. Planting rule modified to requiring planting in ground or in planters permanently affixed to the ground.

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
122-01	Definitions	Clarification: redundant special district definition deleted; regulation about signs in definition of "sign band" deleted to avoid conflict with more specific regulations of 122-20
122-10	SPECIAL USE REGULATIONS	Clarification: "and/or" replaced with "or" pursuant to 12-01 (h)
122-20	SPECIAL SIGN REGULATIONS	Clarification: "and/or" replaced with "or" pursuant to 12-01 (h)
122-30	SPECIAL BULK REGULATIONS	Clarification: "and/or" replaced with "or" pursuant to 12-01 (h); change "new commercial building" to "commercial development" ; "community facility" changed to a defined term in reference with 'community facility development'.
122-50	SPECIAL PROVISIONS FOR PLANTING STRIPS	Clarification: planting required along the entire front wall of a new building or of a building to be enlarged
122-80	SPECIAL PROVISIONS FOR ALTERATIONS	Clarification: removed section: 28-21 has since been amended to only require a minimum of 400 square feet per dwelling unit for all districts. At the time this regulation was drafted, in 1989, 28-21 also required a minimum average square feet for all dwelling units in a building, which varied by zoning district.
123-10	GENERAL PROVISIONS	Clarification: language regarding applicability made more general
123-11	Definitions	Clarification: "non-residential employees" changed to "employees not residing in the dwelling unit"; "commercial" and "community facility" changed to defined terms in reference to 'commercial and community facility' establishments.
123-31	Provisions Regulating Location of Uses in Mixed Use Buildings	Clarification: revised to refer to dwelling units or rooming units instead of "residential uses"
123-62	Maximum Floor Area Ratio for Community Facilities	Clarification: revised to refer to "community facility use"
123-63	Maximum Floor Area Ratio and Lot Coverage Requirements for <u>Zoning Lots Containing Only Residential Buildings</u> in R6, R7, R8 and R9 Districts	Clarification: title revised for greater clarity

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
123-64	Maximum Floor Area Ratio and Lot Coverage Requirements for <u>Zoning Lots Containing Mixed Use Buildings</u>	Clarification: title revised for greater clarity; section revised to refer to uses instead of portions of buildings; other minor clarifications
123-641	Floor area bonus for a public plaza or arcade in connection with mixed use buildings	Clarification: floor area bonus applies to the zoning lot
123-662	All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations	Clarification: "building" made a defined term; special rule regarding MX-12 district deleted - the district no longer exists
123-67	Residential Conversion	Clarification: "conversion" made a defined term; "conversion to dwelling units" changed to "conversion to residences" in accordance with language in 15-00; residences include accessory residential uses such as lobbies, recreation rooms, etc.
123-73	On Waterfront Blocks	Clarification: "Residential District" changed to "Residence District"
124-01	General Provisions	Clarification: language regarding applicability made more general
124-05	Certification for Large Developments	Clarification: "phased development" changed to un-defined term; "or enlargement" added, consistent with intent; other minor clarifications
124-111	Location of residential use within buildings	Clarification: revised title in referenced Section; updated to refer to "dwelling units or rooming units" instead of "residential use"
124-14	Retail Continuity	Clarification: language regarding location of ground floor changed to standardized framework; "building" made a defined term; date added to transparency requirement to aid in notification and enforcement
124-17	Special Permit for Cogeneration Power Plant	Clarification: "building" made a defined term
124-18	Special Permit for Wastewater Treatment Plant	Clarification: "development" made an undefined term; "building" made a defined term

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
124-21	Floor Area Regulations	Clarification: “commercial” and “community facility” changed to defined terms in reference to ‘floor area’.
124-22	Height and Setback Regulations	Clarification: "building" made a defined term; setbacks and 120 foot height limit applies to "buildings or other structures"; language regarding maximum total height in paragraph (d) revised for greater clarity
124-312	New streets	Clarification: rule regarding ground floor uses in paragraph (f) revised using standardized language
124-32	Street Tree Planting	Clarification: "new" deleted from "new development"
124-51	Use and Location of Parking Facilities	Clarification: "building" made a defined term; paragraph (e) regarding car sharing deleted so that city-wide rule may apply
124-60	SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS	Clarification: special permit applicable to any zoning lot within the special district; “development” made an undefined term; revised to refer to the modification being granted instead of the development or enlargement
125-00	GENERAL PURPOSES	Clarification: In paragraph (a), "new development" replaced with "buildings" to clarify the intent. In paragraph (h), removed "and building development" and made other minor language changes to clarify the intent.
125-01	General Provisions	Clarification: redundant language deleted without changing the intent.
125-11	Ground Floor Use along Designated Streets	Clarification: "building" made a defined term.
125-13	Location of Uses in Mixed Buildings	Updated title of referenced section; Modification consistent with DOB practice: "residential uses" replaced with "dwelling units or rooming units" to clarify that this section does not apply to accessory uses such as laundry facilities, lobby space, etc.
125-14	Security Gates	Clarification: “commercial” and “community facility” changed to defined terms in reference to ‘commercial and community facility’ premises.
125-33	Required Street Walls	Clarification: In paragraph (a), defined term "developed" replaced with "provided" to clarify that private street is not considered a development in terms of defined terms in Zoning resolution; In paragraph (e), "building"

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
		made a defined term. Added "or other structure" added after "building" to clarify that maximum height applies to other structures as well.
125-35	Authorization for Height and Setback Modifications	Clarification: In paragraph (c), "development" removed as a defined term as it refers to a general development in the surrounding area.
125-45	Publicly Accessible Open Area in Newtown Creek Subdistrict	Clarification: "enlargement" added
125-47	Phased Implementation of Publicly Accessible Areas	Clarification: "enlargement" added
125-52	Location of off-street parking spaces	Clarification: In paragraph (a), "commercial" and "community facility" changed to defined terms in reference to 'floor area'.
125-53	Maximum Size of Permitted Accessory Group Parking Facilities	Clarification: redundant language deleted without changing the intent; "enlargement" added
125-55	Location of Curb Cuts	Modification, consistent with DOB practice: "#development#" replaced with "#building#" to clarify that curb cut width relates to building and not development.
126-01	General Provisions	Clarification: language regarding applicability made more general
126-11	Recreational Uses	Clarification: listing repeated from Use Group 4B revised to refer to residences instead of residential zoning lots
126-13	Enclosure Regulations	Modification consistent with DOB practice: Revised to be consistent with changes to 42-42 - to apply to accessory outdoor storage.
126-21	Street Tree Planting	Clarification: "converted" made a defined term
126-31	Parking Regulations	Clarification: 37-90 referenced without additional language regarding applicability - applicability found in 37-90

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
126-43	Special Permit to Modify Use or Bulk Regulations	Clarification: special permit applicable to any zoning lot within the special district; “development” changed from defined to undefined term; revised to refer to the modification being granted instead of the development or enlargement
128-02	General Provisions	Clarification: language regarding applicability made more general
128-053	Applicability of Article I, Chapter 5	Clarification: language revised pursuant to revisions to Article I, Chapter 5
128-12	Transparency Requirements	Clarification: date added to aid in notification and enforcement; additional language added for clarification
128-13	Location of Uses in Mixed Buildings	Clarification: title changed in referenced section; rule applies to dwelling units or rooming units located next to commercial uses (current language refers more generally to "residential uses," which include lobbies and other accessory residential uses
128-14	Security Gates	Clarification: “commercial” and “community facility” changed to defined terms in reference to ‘commercial and community facility’ premises.
128-30	HEIGHT AND SETBACK REGULATIONS	Clarification: rules apply to buildings or other structures
128-31	Rooftop Regulations	Clarification: "non-residential building" and “conversion” made defined terms
128-32	Street Wall Location	Clarification: applies to all street walls, including existing buildings
128-33	Maximum Base Height	Clarification: setback applies to all buildings or other structures
128-34	Maximum Building Height	Clarification: maximum building height applies to all buildings or other structures
128-35	Towers	Clarification: Tower exclusion zone height limit applies to all buildings or other structures

<b>ARTICLE XII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
128-51	Required Off-Street Parking and Loading	Clarification: cross-referenced title updated; “conversion” made a defined term
128-54	Location of Accessory Off-Street Parking Spaces	Clarification: In paragraph (b), “commercial” and “community facility” changed to defined terms in reference to ‘floor area’.
128-55	Special Requirements for Roofs of Parking Facilities	Clarification: "building" made a defined term

<b>ARTICLE XIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
131-01	General Provisions	Clarification. Phrase deleted: "to all #developments#, #enlargements#, #extensions#, alterations and changes of #use#" since Chapter applies generally.
131-042	Applicability of Article I, Chapter 5	Clarification. Title of Article I, Chapter 5 updated.
131-131	Coney East Subdistrict	Clarification. In paragraph (b), (c) & (d), distinction between open and enclosed amusement uses is established to clarify that both kinds of amusement uses can occupy the required ground floor block frontage.
131-131	Coney East Subdistrict	Clarification. In paragraph (e), "within #buildings#" is added to clarify that depth of ground floor use is only for uses within buildings and not the open uses.
131-132	Coney North and Coney West Subdistricts	Clarification. In paragraph (a) (2), "open" is added to clarify that open use also counts as occupying the street frontage. In the same paragraph “commercial” is changed to a defined term in reference with ‘commercial establishments’.
131-132	Coney North and Coney West Subdistricts	Clarification. In paragraph (a) (2), "within #buildings#" is added to clarify that depth of ground floor use is only for uses within buildings and not the open uses.

<b>ARTICLE XIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
131-16	Security Gates	Clarification. "Commercial" and "community facility" are changed to defined terms.
131-17	Authorization for Use Modifications	Clarification. In paragraph (e), "within #buildings#" is added to clarify that depth of ground floor use is only for uses within buildings and not the open uses.
131-30	FLOOR AREA REGULATIONS	Title changed to "FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS" to better reflect content.
131-326	Rear yards	Clarification. Section deleted as it will be the same as underlying regulations that are proposed for section 35-53.
131-42	Coney East Subdistrict	Modification consistent with DOB practice. Text added to clarify that street wall location rules apply only to buildings and not open uses, whereas maximum heights apply to all buildings and structures.
131-421	Coney East Subdistrict, south side of Surf Avenue	Modification consistent with DOB practice. In paragraph (a), (b) & (d), "#development# or #enlargement#" is proposed to be replaced with "buildings" to clarify that street wall location, base heights, transition heights and tower heights apply to buildings and not to non-building structures or open uses.
131-421	Coney East Subdistrict, south side of Surf Avenue	Clarification. In paragraph (a)(2), (a)(4), (b) & (c)(2) "building" is changed to a defined term.
131-423	Along all other streets	Modification consistent with DOB practice. In paragraph (a) & (b), "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location regulations apply to buildings and not to non-building structures or open uses.
131-423	Along all other streets	Clarification. In paragraph (b), "building" removed from the title to emphasize that maximum height applies to other structures as well, since this area is likely to have open amusement structures.
131-431	Coney West District, Surf Avenue	Clarification. "building" changed to a defined term in several instances.
131-431	Coney West District, Surf Avenue	Modification consistent with DOB practice. In paragraph (a) & (b), "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location and height regulations apply to buildings regardless of whether they are new or existing.

<b>ARTICLE XIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
131-431	Coney West District, Surf Avenue	Modification consistent with DOB practice. In paragraph (b) & (c), "or other structures" added after "building" to emphasize that maximum height applies to other structures as well.
131-432	Along all other streets, other than Riegelmann Boardwalk	Clarification. In paragraph (a) & (b) "building" changed to a defined term.
131-432	Along all other streets, other than Riegelmann Boardwalk	Modification consistent with DOB practice. In paragraph (a) & (b), "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location and height regulations apply to buildings regardless of whether they are new or existing.
131-432	Along all other streets, other than Riegelmann Boardwalk	Modification consistent with DOB practice. In paragraph (b) & (c), "or other structures" added after "building" to emphasize that maximum height applies to other structures as well.
131-433	Riegelmann Boardwalk and building line of Parcel F	Modification consistent with DOB practice. "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location and height regulations apply to buildings and not to non-building structures or open uses.
131-434	Coney West Subdistrict towers	Modification consistent with DOB practice. "#development# or #enlargement#" replaced with "buildings or other structures" to clarify that all stories of a building or portions of other structures above the transition height must comply with the height limitations of this section.
131-434	Coney West Subdistrict towers	Modification consistent with DOB practice. In several instances, "or other structures" added after "building" to emphasize that maximum height applies to other structures as well.
131-434	Coney West Subdistrict towers	Clarification. In paragraphs (b) & (c), "for #developments# that provide affordable housing" is replaced with "Where #affordable housing# is provided" to clarify that regulations apply when affordable housing is provided on-site or off-site.
131-44	Coney North Subdistrict	Clarification. "building" changed to a defined term.
131-441	Coney North Subdistrict, Surf Avenue	Clarification. In several instances, "building" changed to a defined term.

<b>ARTICLE XIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
131-441	Coney North Subdistrict, Surf Avenue	Modification consistent with DOB practice. In paragraph (a) & (b), "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location and height regulations apply to buildings and not to non-building structures or open uses.
131-441	Coney North Subdistrict, Surf Avenue	Modification consistent with DOB practice. In paragraph (b) & (c), "or other structures" is added after "building" to emphasize that maximum height applies to other structures as well.
131-442	Along all other streets, other than Stillwell Avenue	Clarification. In several instances, "building" changed to a defined term.
131-442	Along all other streets, other than Stillwell Avenue	Modification consistent with DOB practice. In paragraph (a) & (b), "#development# or #enlargement#" replaced with "buildings" to clarify that street wall location and height regulations apply to buildings and not to non-building structures or open uses.
131-442	Along all other streets, other than Stillwell Avenue	Modification consistent with DOB practice. In paragraph (b) & (c), "or other structures" added after "building" to emphasize that maximum height applies to other structures as well.
131-443	Mermaid and Stillwell Avenues	Clarification. In paragraph (a), "building" changed to a defined term.
131-444	Coney North Subdistrict towers	Modification consistent with DOB practice. "#development# or #enlargement#" replaced with "buildings or other structures" to clarify that all stories of a building or portions of other structures above the transition height must comply with the height limitations of this section.
131-444	Coney North Subdistrict towers	Modification consistent with DOB practice. In paragraph (b), "or other structures" added after "building" to emphasize that maximum height applies to other structures as well.
131-444	Coney North Subdistrict towers	Clarification. In paragraphs (b) & (c), "for #developments# that provide affordable housing" is replaced with "Where #affordable housing# is provided" to clarify that regulations apply when affordable housing is provided on-site or off-site.
131-47	Design Requirements for Ground Level Setbacks	Clarification. In several instances, "building" changed to a defined term.

<b>ARTICLE XIII</b>		
<i>Section</i>	<i>Title</i>	<i>Description</i>
131-51	Amount of Required and Permitted Parking	Clarification. In paragraph (a) and (b), “commercial” and “community facility” is changed to a defined term in reference to ‘parking’
131-52	Use and Location of Parking Facilities	Clarification. In paragraph (c) & (d), "building" changed to a defined term. In paragraph (c), “commercial” and “community facility” is changed to a defined term in reference to ‘floor area’
131-53	Curb Cuts	Clarification. Text deleted - "to all #developments# and #enlargements#" since rule is intended to apply to all buildings or open uses.