

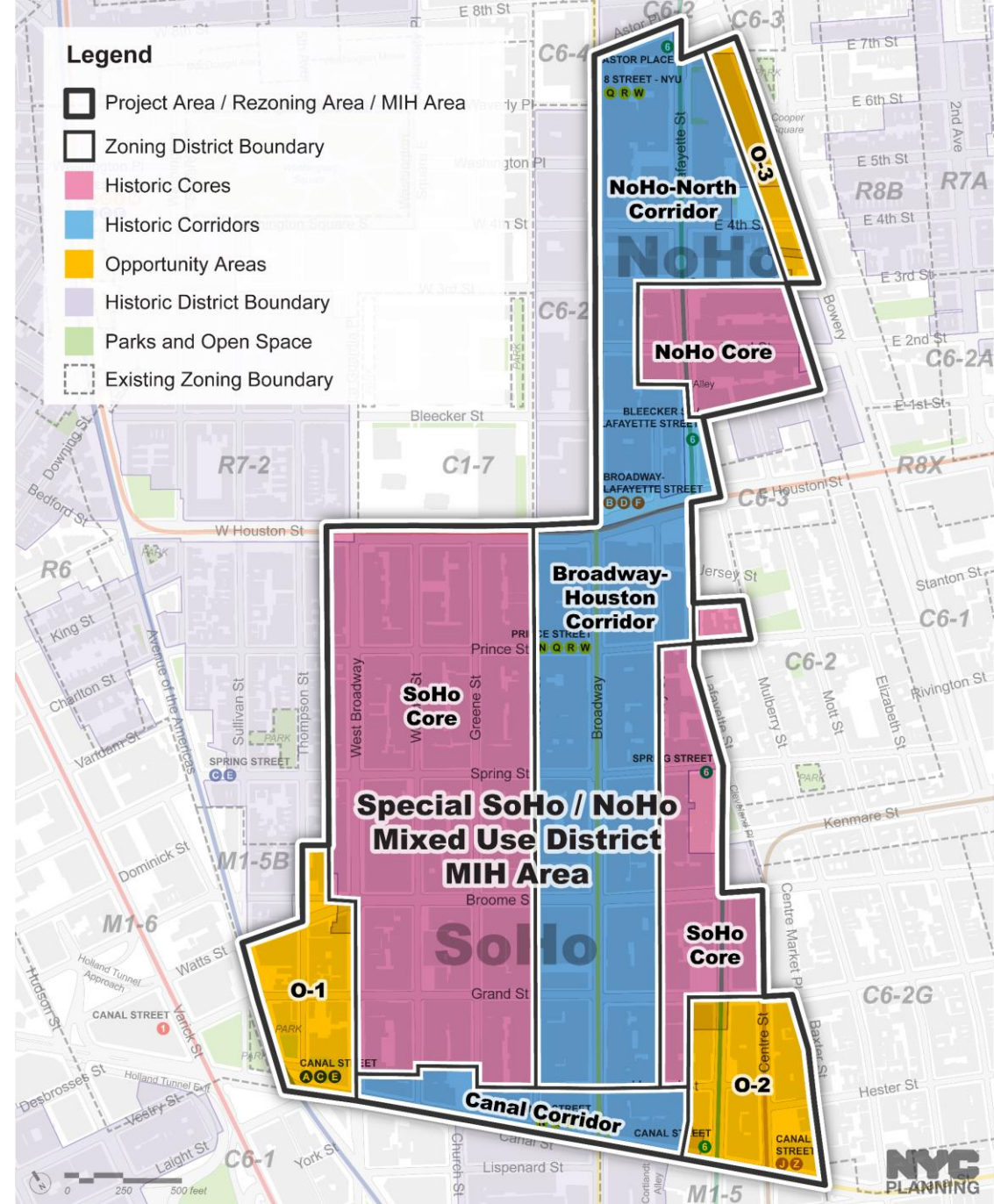
SoHo/NoHo Neighborhood Plan

City Council Modification | Dec 15, 2021



Council Modifications

- Eliminate **MIH Option 2**
- Require **Arts Fund annual reporting**
- Modify rules for certain **non-residential uses**
 - Prohibit **college, university and dorm uses**
 - Limit **eating and drinking** establishments to 8,500 sf
 - Require CPC special permit for **large retail uses**
 - 25,000 sf (*wide street*)
 - 10,000 sf (*narrow street*)
 - Exempt buildings from non-residential floor area retention requirement for affordable housing
- Modify zoning districts and height and setback regulations



Special Permit for Large Retail Uses

Within the Special SoHo-NoHo Mixed Use District, the **City Planning Commission may**, by special permit, **allow retail uses in Use Group 10A that exceed 25,000 sf for establishments with wide street frontage and 10,000 sf for other establishments**, with the following conditions and findings:

a) Conditions : For buildings that do not contain accessory off-street loading berths, the application shall include **a delivery plan for the retail use** based upon a traffic and curbside management study, outlining and identifying the operational needs of the tenant as well as adjacent uses.

b) Findings

- 1) In consultation with the **Department of Transportation**, where a loading plan is provided, such plan will incorporate **sustainable best practices in loading, consolidating, timing of deliveries and other delivery methods and procedures**;
- 2) such retail use will **not create or contribute to serious safety concerns, unduly inhibit pedestrian, cyclist or vehicular movement adjacent to the site**; and
- 3) such retail use will **not impair the character or the future use or development of the surrounding mixed-use neighborhood**.

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

Zoning Districts & Bulk Modifications

	CPC Approval	Council Mods	Res FAR	Comm FAR	Max. Height
1	M1-5/R9X NoHo	M1-5/R9A	9.7 to 8.5		205' to 175'
2	M1-5/R9X E. 4th St Midblock	M1-5/R7X	9.7 to 6	6 to 5	205' to 145'
3	M1-5/R9X Great Jones/Lafayette	/	/	/	205' to 195'
4	M1-5/R7X E. of Crosby	M1-5/R7D	6 to 5.6	/	145' to 115'
5	M1-5/R9X Broadway	/	/	6 to 5	/
6	M1-6/R10 O-1	M1-5/R10	/	10 to 5	/
7	M1-6/R10 O-2	M1-5/R10	/	8 to 5	/

*Council also made other adjustments to the base heights in certain districts.

