

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution

## **Article XI - Special Purpose Districts**

### **Chapter 8**

#### **Special Union Square District**

##### **118-00**

##### **GENERAL PURPOSES**

The "Special Union Square District" established in this Resolution is designated to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to promote a revitalized mixed-use area around Union Square by encouraging controlled development on vacant and under-utilized sites within the District;
- (b) to stimulate such growth while providing guidelines which will ensure urban design compatibility between new development, existing buildings and Union Square and which will preserve and enhance the special character of the Square;
- (c) to stabilize the area through residential development and thereby encourage active utilization of Union Square Park;
- (d) to enhance the retail and service nature and economic vitality of 14th Street by mandating appropriate retail and service activities;
- (e) to improve the physical appearance and amenity of the streets within the District by establishing streetscape and signage controls which are compatible to Union Square Park;
- (f) to improve access, visibility, security and pedestrian circulation in and around the 14th Street/Union Square Station; and
- (g) to promote the most desirable use of land in this area and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

**118-10  
USE REGULATIONS**

\* \* \*

**118-12  
Sign Regulations**

On #street walls# fronting on 14th Street, no #sign# may be located more than 25 feet above #curb level#.

#Signs# on #street walls# fronting on all other #streets# within the Special District shall be subject to the provisions of paragraph (e) of Section 32-345 (Ground floor use in High Density Commercial Districts) ~~37-36 (Sign Regulations)~~.

#Flashing signs# are not permitted within the Special District.

**118-20  
BULK REGULATIONS**

**118-21  
Floor Area Regulations**

The maximum #floor area ratio# permitted on property bounded by:

\* \* \*

- (b) Broadway, a line midway between East 13th Street and East 14th Street, south prolongation of the center line of Irving Place and Irving Place, East 15th Street, Union Square East, Fourth Avenue, and East 14th Street is 10.0, except as provided in Section ~~118-70~~ 118-60 (SUBWAY STATION IMPROVEMENTS WITHIN THE SPECIAL UNION SQUARE DISTRICT).

In no event, shall the commercial #floor area ratio# exceed 6.0.

\* \* \*

**118-22  
Residential Density Regulations**

The density regulations of Section ~~23-230~~ (DENSITY REGULATIONS) shall not apply. Instead, for every 750 square feet of #residential floor area# permitted on a #zoning lot#, there shall be no more than one #dwelling unit#.

However, the conversion of non-residential buildings to residential use shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings).

\* \* \*

**118-30  
STREET WALL, HEIGHT AND SETBACK REGULATIONS**

The location and height above curb level of the street wall of any development or enlargement shall be as shown in the District Plan (Appendix A). However, if a development or enlargement is adjacent to one or more existing buildings fronting on the same street line, the street wall of such development or enlargement shall be located neither closer to nor further from the street line than the front wall of the adjacent building which is closest to the same street line.

Street wall recesses are permitted below the level of the second story ceiling for subway stair entrances required under Section 118-50 (OFF STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT). Such recesses shall be no longer than 15 feet and no deeper than eight feet or the width or length of the relocated subway stair, whichever is greater.

\* \* \*

**118-40  
ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS**

All developments and enlargements that front on 14th Street, Union Square East, Union Square West and 17th Street shall be subject to the requirements set forth below.

\* \* \*

**118-43  
Street Wall Transparency**

When the street wall of any development or enlargement is located on 14th Street, Union Square East, Union Square West or 17th Street, ~~at least 50 percent of the total surface area of such street wall shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements) transparent between curb level and 12 feet above curb level or the ceiling of the ground floor, whichever is higher. Such transparency must begin not higher than four feet above curb level.~~

**118-50  
ADDITIONAL REQUIREMENTS**

**118-51  
Double Glazed Windows**

All new ~~#dwelling units#~~ in ~~#developments#~~, ~~#enlargements#~~ or changes of ~~#use#~~ shall be required to have double glazing on all windows and shall provide alternate means of ventilation.

~~118-60~~

118-50

**OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT**

\* \* \*

~~118-70~~

118-60

**SUBWAY STATION IMPROVEMENTS WITHIN THE SPECIAL UNION SQUARE DISTRICT**

\* \* \*

END