Matter in <u>underline</u> 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 XII - Special Purpose Districts

Chapter 5
Special Southern Hunters Point District

125-00
GENERAL PURPOSES

The "Special Southern Hunters Point District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

(a)   encourage well-designed buildings that complement the built character of the Hunters Point neighborhood;

(b)   maintain and reestablish physical and visual public access to and along the waterfront;

(c)   broaden the regional choice of residences by introducing new affordable housing;

(d)   achieve a harmonious visual and functional relationship with the adjacent neighborhood;

(e)   create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;

(f)   take maximum advantage of the beauty of the East River waterfront and provide an open space network comprised of public parks, public open space and public access areas;

(g)   provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and

(h)   promote the most desirable use of land in accordance with the district plan for Southern Hunters Point, thus conserving the value of land and buildings, thereby protecting the City's tax revenues.

*   *   *

125-10
USE REGULATIONS

*   *   *

125-13
Location of Uses in Mixed Buildings

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #dwelling units# ~~or #rooming units#~~ on the same #story# as a #commercial use# ~~non-#residential use#~~, provided no access exists between such #uses# at any level containing #dwelling units# ~~or #rooming units#~~ and provided any #commercial uses# ~~non-#residential uses#~~ are not located directly over any #dwelling units# ~~or #rooming units#~~. However, such #commercial uses# ~~non-#residential uses#~~ may be located over #dwelling units# ~~or #rooming units#~~ by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# ~~non-#residential uses#~~ exists within the #building#.

~~**125-14**~~
~~**Security Gates**~~

~~All security gates that are swung, drawn or lowered to secure #commercial# or #community facility# premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or any publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.~~

125-20
FLOOR AREA REGULATIONS

*   *   *

125-22
Newtown Creek Subdistrict

In the Newtown Creek Subdistrict, the maximum #floor area ratio# shall be 2.75, and may be increased only as set forth in this Section.

*   *   *

(b)   #Floor area# increase for Inclusionary Housing

(1)   Within the #Special Southern Hunters Point District#, the Newtown Creek Subdistrict
        shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10
        (DEFINITIONS), for the purpose of making the Inclusionary Housing Program
        regulations of Section 23-90, inclusive, and this Section, applicable within the Special
        District.

(2)   In the Newtown Creek Subdistrict, for #developments# that provide a publicly accessible
        private street and open area that comply with the provisions of paragraph (a) of this
        Section, the #floor area ratio# for any #zoning lot# with #buildings# containing
        #residences# may be increased from 3.75 to a maximum #floor area ratio# of 5.0 through
        the provision of #affordable housing#, pursuant to the provisions relating to
        #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY
        HOUSING), except that:

        (i)   the height and setback regulations of paragraph (a) of Section 23-664954
                (Modified height and setback regulations for certain buildings) shall not apply. In
                lieu thereof, the special height and setback regulations of Section 125-30,
                inclusive, of this Chapter shall apply; and

                                *   *   *

                                     END