

Chelsea Market Expansion – Attachment 4 (Zoning Analysis)

Zoning Requirement	Existing Zoning		Proposed Zoning	
	ZR Section(s)	M1-5	ZR Section(s)	M1-5 (within Special West Chelsea District, as amended)
Uses	42-00, 42-10	UG 3A, 4-14, 16, 17	98-13, 42-00, 42-10	UG 3A, 4-14, 16, 17 and museums and non-commercial art galleries
FAR				
Residential		N/A		N/A
Commercial	43-12	5.00	98-22	5.00 (7.50 with High Line Improvement Bonus)
Community Facility	43-122	6.50	98-22	5.00 (7.50 with High Line Improvement Bonus)
Manufacturing	43-12	5.00	98-22	5.00 (7.50 with High Line Improvement Bonus)
Yards				
Front Yard		N/A	98-41	N/A
Side Yard	43-25	N/A or 8 feet	98-41, 43-25	N/A or 8 feet
Rear Yard	43-26	20 feet	98-41, 43-26	N/A
Height and Setback				
Maximum height of front wall	43-43	85 feet or 6 stories (whichever is less)	98-423(g)	Within mid-block: 130 feet Within 150 feet of 9 th Avenue: 130 feet Within 200 feet of 10 th Avenue: 185 feet
Maximum building height	43-43	No limit ¹	98-423(g)	Within mid-block: 150 feet Within 150 feet of 9 th Avenue: 160 feet Within 200 feet of 10 th Avenue: 230 feet
Setbacks from narrow streets	43-43	20 feet	98-423(g)	Within mid-block: 20 feet Within 150 feet of 9 th Avenue: 15 feet Within 200 feet of 10 th Ave: 10 feet (above 185 feet) and 25 feet (above 200 feet)
Setbacks from wide streets	43-43	15 feet	98-423(g)	9 th Avenue: 5 feet 10 th Avenue: 10 feet (above 185 feet) and 25 feet (above 200 feet)
Applicability of Tower Regs	43-45	No more than 40% of zoning lot (subject to certain required setbacks)	98-423(g)	N/A
Parking Regulations	44-022, 13-41	N/A	44-022, 13-41	N/A
Loading Regulations	44-52	Depends on use	44-52	Depends on use
Urban Design/High Line		N/A	98-25, App. F	High Line Improvement Bonus (contribution and amenities for FAR)

¹ Governed by sky exposure plane (2.7 to 1 ratio on narrow streets; 5.6 to 1 ratio on wide streets).