

SPECIAL MEETING OF JANUARY 11, 1988 TIME: 3:23

| CAL. NO. | C.P. NUMBER | REPOFTS | | ACTION | REMARKS | DATA FOR MINUTES |
|----------|-------------|---------|-----|--------------------|--------------------------------------------|------------------|
| | | IN | BoE | | | |
| 1 | C 860569 | BFM | ✓ | Fav. Report Adopt. | | |
| 2 | C 870928 | ZMM | ✓ | " " " | | |
| 3 | N 870929 | ZRM | ✓ | " " " | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | <u>PRESENT</u> | |
| 7 | | | | | SYLVIA DEUTSCH, <i>Chairperson</i> | |
| 8 | | | | | SALVATORE C. GAGLIARDO | |
| 9 | | | | | MARILYN MAMMANO | |
| 10 | | | | | WM. GARRISON McNEIL | |
| 11 | | | | | STUART PERTZ | |
| 12 | | | | | DANIEL T. SCANNELL, | |
| 13 | | | | | Commissioners, | |
| 14 | | | | | ADJOURNED: 3:24 | |
| 15 | | | | | | |
| 16 | | | | | Daniel T. Scannell Voting No on Cal. No. 1 | |
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Scannell

PRESENT

SPECIAL MEETING

AT

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

MARILYN MAMMANO

WM. GARRISON McNEIL

STUART PERTZ

DANIEL T. SCANNELL,

DENISE M. SCHEINBERG, *Commissioners*

CITY PLANNING COMMISSION
SPECTOR HALL
22 READE STREET
NEW YORK, NEW YORK 10007

ADJ. _____

MONDAY, JANUARY 11, 1988

R E P O R T S

BOROUGH OF MANHATTAN

No. 1)

CD 1

C 860569 BFM

IN THE MATTER OF an application by Downtown Jitney Express, to provide limited route express Jitney service operating exclusively in Downtown Manhattan South of Canal Street in the Battery Park/South Street Area.

(On November 4, 1987, Cal. No. 29, the Commission scheduled November 25, 1987 for a public hearing. On November 25, 1987, Cal. No. 20, the hearing was closed. On December 9, 1987, Cal. No. 52, the item was laid over. On December 30, 1987, Cal. No. 42, the item was laid over.)

FOR CONSIDERATION

(Zoning Map change eliminating the Special Park Improvement District and changing an R9 Zoning District to R10A and R7-2 Zoning Districts and R10 Zoning Districts to R10A Zoning Districts within the area east of Central Park between East 59th and East 111th Streets.)

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 200 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 5d, 6b, 8c, and 9a:

a) eliminating the Special Park Improvement District (PI) bounded by:

1. East 59th Street, Fifth Avenue, East 111th Street, Madison Avenue, East 110th Street, a line 150 feet east of Fifth Avenue, a line midway between East 96th and East 97th Streets, a line 100 feet west of Madison Avenue, a line midway between East 95th and East 96th Streets, a line 125 feet east of Fifth Avenue, a line midway between East 86th and East 87th Streets, a line 100 feet west of Madison Avenue, a line midway between East 85th and East 86th Streets, a line 125 feet east of Fifth Avenue, a line midway between East 79th and East 80th Streets, a line 100 feet west of Madison Avenue, a line midway between East 78th and East 79th Streets, a line 125 feet east of Fifth Avenue, a line midway between East 72nd and East 73rd Streets, a line 100 feet west of Madison Avenue, a line midway between East 71st and East 72nd Streets, a line 125 feet East of Fifth Avenue, a line midway between East 61st and East 62nd Streets, a line 250 feet east of Fifth Avenue, East 61st Street and a line 125 feet east of Fifth Avenue; and

2. East 60th Street, a line 125 feet west of Park Avenue, a line midway between East 61st and East 62nd Streets, a line 100 feet west of Park Avenue, a line midway between East 71st and East 72nd Streets, a line 100 feet east of Madison Avenue, a line midway between East 72nd and East 73rd Streets, a line 100 feet west of Park Avenue, a line midway between East 78th and East 79th Streets, a line 100 feet east of Madison Avenue, a line midway between East 79th and East 80th Streets, a line 100 feet west of Park Avenue, a line midway between East 85th and East 86th Streets, a line 100 feet east of Madison Avenue, a line midway between East 86th and East 87th Streets, a line 100 feet west of Park Avenue, a line midway between East 95th and East 96th Streets, a line 100 feet east of Madison Avenue, a line midway between East 96th and East 97th Streets, a line 150 feet east of Park Avenue, a line midway between East 95th and East 96th Streets, a line 100 feet east of Park Avenue, East 88th Street, a line 150 feet east of Park Avenue, East 85th Street, a line 100 feet east of Park Avenue, a line midway between East 79th and East 80th Streets, a line 125 feet east of Park Avenue, a line midway between East 78th and East 79th Streets, a line 100 feet east of Park Avenue, a line midway between East 72nd and East 73rd Streets, a line 125 feet east of Park Avenue, a line midway between East 71st and East 72nd Streets, and a line 100 feet east of Park Avenue;

b) changing from an R10 District to an R10A District property bounded by:

1. East 61st Street, Fifth Avenue, a line midway between East 96th Street and East 97th Street, a line 100 feet west of Madison Avenue, a line midway between East 96th Street and East 95th Street, a line 125 feet east of Fifth Avenue, a line midway between East 87th Street and East 86th Street, a line 100 feet west of Madison Avenue, a line midway between East 86th Street and East 85th Street, a line 125 feet east of Fifth Avenue, a line midway between East 80th Street and East 79th Street, a line 100 feet west of Madison Avenue, a line midway between East 79th Street and East 78th Street, a line 125 feet east of Fifth Avenue, a line midway between East 73rd Street and East 72nd Street, a line 100 feet west of Madison Avenue, a line midway between East 72nd Street and East 71st Street, a line 125 feet east of Fifth Avenue, a line midway between East 62nd Street and East 61st Street and a line 250 feet east of Fifth Avenue; and

2. East 60th Street, a line 125 feet west of Park Avenue, a line midway between East 61st Street and East 62nd Street, a line 100 feet west of Park Avenue, a line midway between East 71st Street and East 72nd Street, a line 100 feet east of Madison Avenue, a line midway between East 72nd Street and East 73rd Street, a line 100 feet west of Park Avenue, a line midway between East 78th Street and East 79th Street, a line 100 feet east of Madison Avenue, a line midway between East 79th Street and East 80th Street, a line 100 feet west of Park Avenue, a line midway between East 85th Street and East 86th Street, a line 100 feet east of Madison Avenue, a line midway between East 86th Street and East 87th Street, a line 100 feet west of Park Avenue, a line midway between East 95th Street and East 96th Street, a line 100 feet east of Madison Avenue, a line midway between East 96th Street and East 97th Street, a line 150 feet east of Park Avenue, a line midway between East 96th Street and East 95th Street, a line 100 feet east of Park Avenue, East 88th Street, a line 150 feet east of Park Avenue, East 85th Street, a line 100 feet east of Park Avenue, a line midway between East 79th Street and East 80th Street, a line 125 feet east of Park Avenue, a line midway between East 79th Street and East 78th Street, a line 100 feet east of Park Avenue, a line midway between East 72nd Street and East 73rd Street, a line 125 feet east of Park Avenue, a line midway between East 72nd Street and East 71st Street and a line 100 feet east of Park Avenue;

c. changing from an R9 District to R10A District property bounded by a line midway between East 96th Street and East 97th Street, Fifth Avenue, East 110th Street and a line 125 feet east of Fifth Avenue; and

d. changing from an R9 District to an R7-2 District property bounded by:

1. a line midway between East 96th Street and East 97th Street, a line 125 feet east of Fifth Avenue, East 98th Street and a line 150 feet east of Fifth Avenue;

2. East 102nd Street, a line 125 feet east of Fifth Avenue, East 106th Street and a line 150 feet east of Fifth Avenue; and

3. East 107th Street, a line 125 feet east of Fifth Avenue, East 110th Street and a line 150 feet east of Fifth Avenue;

as shown on a diagram dated August 3, 1987.

(On November 23, 1987, Cal. No. 6 the commission scheduled December 9, 1987 for a public hearing. On December 9, 1987, Cal. No. 32 the hearing was closed. On December 30, 1987, Cal. No. 43, the item was laid over.)

FOR CONSIDERATION

(Amendments to the Zoning Resolution pertaining to the deletion of the Special Park Improvement District and applying R10A bulk regulations to R10H zones.)

IN THE MATTER OF amendments, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 2, Special Park Improvement District; Section 74-80, Transient Hotels, and various Sections of Article II, Chapter 3, Bulk Regulations for Residential Buildings in Residence Districts; and Chapter 4, Bulk Regulations for Community Facility Buildings in Residence Districts, as follows:

Matter in bold type is new

Matter in [brackets] is deleted

Matter in *italics* is defined in Sec. 12-10

11-12

Establishment of Districts

In order to carry out the purposes and provisions of this resolution, the following districts are hereby established:

Residence Districts

* * *

R10[-]H General Residence District

* * *

[Establishment of the Special Park Improvement District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 2, the Special Park Improvement District is hereby established.]

* * *

22-22

By the City Planning Commission

In the districts indicated, the following *uses* are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

Transient Hotels

R10[-]H

* * *

23-012

Quality Housing Program

In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10H Districts any *development* or *enlargement* shall comply with the applicable district *bulk* regulations as set forth in this Chapter and any *residential development, enlargement, extension* or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program).

* * *

23-13

Balconies

23-131

In R1 through R10 Districts

* * *

However, for *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program the provisions of Section 23-132 (Balconies in R6A through R10[A]H Districts) shall apply.

23-132

Balconies in R6A through R10[A]H Districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

* * *

23-14

Minimum Required Open Space Ratio, Maximum Quality Housing Lot Coverage and Maximum Floor Area Ratio in R1 through R9 Districts and R6A through R10[A]H Districts

R1, R2, R3, R4, R5, R6, R7, R8, R9, R6A, R7A, R8A, R9A, R6B, R7B, R8B, R7X, R8X, R9X, R10A, R10H

* * *

23-145

For residential buildings developed or enlarged pursuant to the Quality Housing Program

* * *

Maximum Quality Housing
Lot Coverage (in percent)

| Corner Lot | Interior Lot or Through Lot | Maximum Floor Area Ratio | District |
|------------|-----------------------------|--------------------------|-----------------|
| 100 | 70 | 10.00 | R10, R10A, R10H |

23-22

Required Lot Area per Dwelling Unit, Lot Area per Room or Floor Area per Room
R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

However, for residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program, the lot area requirement shall be as set forth in (d) below.

(d) In [the] R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts the lot area requirement is expressed in terms of dwelling units or rooming units and the lot area per dwelling unit or rooming unit shall not be less than as set forth in this Section, except as provided in the following sections:

* * *

23-223

In R6, R7, R8, R9 or R10 Districts

* * *

(3)

* * *

REQUIRED AREA
(in square feet)

| Per Dwelling Unit | Per Rooming Unit | District |
|-------------------|------------------|---------------|
| 79 | 60 | R10,R10A,R10H |

23-25

Special Provisions for Buildings Used Partly for Non-Residential Uses
R1,R2,R3,R6,R7,R8,R9,R10

* * *

REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA

| Square Feet | Districts |
|-------------|---------------|
| 10 | R10,R10A,R10H |

* * *

23-51

Special Provisions Applying along District Boundaries

R6,R7,R8,R9,R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 Districts coincides with *side lot line* of a zoning lot, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of *buildings developed* or *enlarged* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts, or portions of *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

* * *

23-533

Required rear yard equivalents

R4,R5,R6,R7,R8,R9,R10

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts. *Buildings developed* or *enlarged* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [and] R10A or R10H Districts or *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9, or R10

Districts, shall provide a *rear yard equivalent* only as set forth in this paragraph.

* * *

23-633

Street wall and height and setback regulations in certain districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

In the districts indicated, *street wall*, and height and setback regulations are set forth in this section. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

1. Location of Street Wall

R8A, R9A, R9X, R10A, R10H

* * *

R8A, R9A, R9X, R10A, R10H

(b)

* * *

R8A, R8B, R6A, R6B, R7A, R7B, R7X, R8X, R9A, R9X, R10A, R10H

(f)

* * *

2. Height of Street Wall

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(a)

R8A, R8B, R9A, R9X, R10A, R10H

(b)

* * *

3. Modifications of Street Wall Requirements

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(a)

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(b)

* * *

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

4. Front and Rear Sky Exposure Planes

* * *

| District | Maximum Street Wall Setback Distance from Street Line (in feet) | | Minimum Required Height of a Street Wall within Setback Distance (in feet) | | Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance) | | | |
|-----------------------|-----------------------------------------------------------------|--------------------|----------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| | on a Wide Street | on a Narrow Street | on a Wide Street | on a Narrow Street | Front Sky Exposure Plane | | Rear Sky Exposure Plane | |
| | | | | | Height Above the Street Line (in feet) | Vertical Distance to Horizontal Distance | Height Above the 100-Foot Line (in feet) | Vertical Distance to Horizontal Distance |
| | | | | | * | * | * | * |
| R10A, R10H Narrow (2) | — | (6) | — | 23 | 150 | 2.5 to 1.0 | 140 | 1.0 to 1.0 |
| R10A, R10H (Wide) (3) | (8) | — | 125 | — | 150 | 2.5 to 1.0 | — | — |

23-634

Provisions for lots more than 100 feet in depth

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

* * *

23-71

Minimum Distance between Buildings on a Single Zoning Lot

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

(e) to residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program and to all buildings in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts provided that on any zoning lot if a development or enlargement results in two or more buildings detached from one another at any level, such buildings shall at no point be less than eight feet apart.

* * *

24-012

Quality Housing Program

IN R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts, any residential portion of a building shall comply with all of the regulations of Article II, Chapter 8, (Quality Housing Program) and the entire building shall comply with the applicable provisions of Article II, Chapter 8.

* * *

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE

Lot Coverage

(percent of lot area)

| <u>Floor Area Ratio</u> | <u>Corner</u> | <u>Interior Lot or</u> | |
|-------------------------|---------------|------------------------|---------------|
| | <u>Lot</u> | <u>Through Lot</u> | |
| | * | * | * |
| 10.00 | 100 | 70 | R10A, R10H |
| | * | * | * |

24-111

Maximum floor area ratio for certain community facility uses

* * *

R3, R4, R5, R6, R7, R8, R9, R10A, R10H

* * *

(b)

* * *

Maximum Floor
Area

| <u>Ratio Permitted</u> | <u>District</u> |
|------------------------|-----------------|
| * | * |
| 10.00 | R10A, R10H |
| * | * |

24-174

Location of open space for residential portion

* * *

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(b)

24-175

Balconies in R3 through R10 districts

R3, R4, R5, R6, R7, R8, R9, R10

* * *

However, for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, the regulations for balconies shall be as set forth in Section 24-176 (Balconies in R6A through R10[A]H Districts).

24-176

Balconies in R6A through [R10A] R10H Districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

* * *

24-21

Required Lot Area

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

REQUIRED LOT AREA
PER 100 SQUARE
FEET
OF FLOOR AREA
USED
FOR COMMUNITY
FACILITY USE
in Square Feet

District

* * *

10

R9, R10, R10A, R10H

* * *

24-35

Minimum Required Side Yards

* * *

24-351

Special provisions applying along district boundaries

R6, R7, R8, R9, R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 District coincides with a *side lot line* of a *zoning lot*, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Sections 24-34 (Minimum Required Front Yards) and 24-523 (Street wall and height and setback regulations in certain districts) shall apply to any portion of a building located within 25 feet of

the boundary of an R1, R2, R3, R4, R5 or R6B District if the building that contains such portion is:

- (a) within an R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H District; or

* * *

24-38

Special Provisions for Through Lots

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

* * *

24-382

Required rear yard equivalents

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In all districts, as indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts. However, *developments* or *enlargements* in R6A, R6B, R7A, R7X, R8A, R8B, R8X, R9A, R9X [or], R10A or R10H Districts or *buildings* the *residential* portion of which is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall provide a *rear yard equivalent* only as set forth in this paragraph.

* * *

24-52

Maximum Height of Front Wall and Required Front Setbacks

* * *

24-522

Front setbacks in districts where front yards are not required

* * *

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

- (b)

* * *

24-523

Street wall and height and setback regulations in certain districts

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

* * *

1. Location of Street Wall

R8A, R9A, R9X, R10A, R10H

(a)

* * *

R8A, R9A, R9X, R10A, R10H

(b)

* * *

R8A, R8B, R8X, R9A, R9X, R10A, R10H, R6A, R6B, R7A, R7B, R7X

(f)

* * *

2. Height of Street Wall

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(a)

* * *

R8A, R8B, R9A, R9X, R10A, R10H

(b)

* * *

3. Modifications of Street Wall Requirements

R6A, R7A, R8A, R9A, R10A, R10H, R6B, R7B, R8B, R7X, R8X, R9X

(a)

* * *

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

(b)

* * *

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

4. Front and Rear Sky Exposure Planes

* * *

TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS
(continued)

| District | Maximum Street Wall Setback Distance from Street Line (in feet) | | Minimum Required Height of a Street Wall within Setback Distance (in feet) | | Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance) | | | |
|------------------------|-----------------------------------------------------------------|--------------------|----------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| | on a Wide Street | on a Narrow Street | on a Wide Street | on a Narrow Street | Front Sky Exposure Plane | | Rear Sky Exposure Plane | |
| | | | | | Height Above the Street Line (in feet) | Vertical Distance to Horizontal Distance | Height Above the 100-Foot Line (in feet) | Vertical Distance to Horizontal Distance |
| R 10A, R10H Narrow (2) | - | (6) | - | 23 | 150 | 2.5 to 1.0 | 140 | 1.0 to 1.0 |
| R 10A, R10H (Wide) (3) | (8) | - | 125 | - | 150 | 2.5 to 1.0 | - | - |

24-524

Provisions for lots more than 100 feet in depth

R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A, R10H

* * *

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

24-552

Required rear setbacks for tall buildings

* * *

This section shall not apply to any *development* or *enlargement* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A or R9X Districts or in R10A, or R10H Districts on *interior lots* on *narrow streets*, and to *buildings* in which the *residential* portion is *developed* or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 Districts or in R10 Districts on *interior lots* on *narrow streets*.

* * *

28-01

Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements for *buildings* containing *residences*. In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, [or] R10A or R10H Districts and in the equivalent *Commercial Districts* listed in Sections 34-111 and 34-112 these standards and requirements are mandatory for the *development*, *enlargement*, *extension* of, or conversion to, any *residential use* other than *single* or *two-family residences*.

28-21
Size of Dwelling Units

SIZE OF DWELLING UNITS

| District | <u>Minimum Average Net Square Feet of a Dwelling Unit</u> | | <u>Preferred Average Net Square Feet of a Dwelling Unit</u> | |
|----------------------|-------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------|-------------------------------------------|
| | <i>Non- Profit Residence for Elderly</i> | <i>Other Residential Building</i> | <i>Non- Profit Residence for Elderly</i> | <i>Other Residential Building</i> |
| R9X, R10, R10A, R10H | 500 | 675 | 550 | 800 |

28-32
Required Indoor and Outdoor Recreation Space

REQUIRED RECREATION SPACE

(as a percent of the total net residential floor area)

| District | <u>Minimum Standard</u> | | <u>Preferred Standard</u> | |
|--------------------------------------------------------|-------------------------|------------------|---------------------------|-------------------|
| | <u>Child Use</u> | <u>Joint Use</u> | <u>Child Use</u> | <u>Joint Use</u> |
| | Indoor Outdoor | | Indoor Outdoor | |
| R8, R8A, R8B, R8X, R9, R9A, R9X, R10, R10A, R10H | .5% | 1% | 1.5% | 1% 2% 2.5%* |

28-41
Density per Corridor

DENSITY OF DWELLING UNITS PER CORRIDOR

| District | Number of <i>Dwelling Units</i> and <i>Rooming Units Served by a Corridor Per Story</i> | | |
|-------------------------------|-----------------------------------------------------------------------------------------|--------------------|--|
| | Minimum Standard* | Preferred Standard | |
| R9, R9A, R9X, R10, R10A, R10H | 15 | 8 | |

Section 74-80—Transient Hotels

In R10H Districts or in the case of an existing building located on a *zoning lot* a substantial portion of which is located in an R10[-]H District, the City Planning Commission may permit transient hotels, provided the Commission finds that such use will not impair the essential character of the *Residence District*. The City Planning Commission may also permit the location of *residential* units within the transient hotel and modify the limitations on the location of floors occupied by non-residential uses, the [lot area per room]/[lot area per dwelling unit] and the lot area requirement for non-residential uses; provided, that for every [300] 675 square feet of [gross] net residential floor area in the building there shall be no more than one [room] dwelling unit. In no event shall the total residential floor area ratio on the zoning lot exceed 10. The City Planning Commission may permit no more than 225 accessory off-street parking spaces to be located on the same zoning lot as the hotel provided that the following findings are made:

- (a) That such spaces are needed for, and will be used by, the occupants, visitors, customers, or employees of the use to which they are accessory.
- (b) That such spaces will not create or contribute to serious congestion and will not unduly inhibit surface traffic and pedestrian flow.
- (c) That adequate reservoir space is provided at the vehicular entrances.
- (d) That the streets providing access to such spaces will be adequate to handle the traffic generated thereby.

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

**Article IX
Special Purpose District
(continued)**

[Chapter 2 Special Park Improvement District]

(Delete entire Chapter)

(On November 23, Cal. No. 7, the Commission scheduled December 9, 1987, for a public hearing. On December 9, 1987, Cal. No. 33 the hearing was closed. On December 30, 1987 Cal. No. 44, the item was laid over.)

For consideration.