

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 2 Special City Island District

112-00 GENERAL PURPOSES

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

- (a) to promote and strengthen the unique character of the Special City Island District for nautical and waterfront activities by limiting permitted uses to those which complement and enhance the existing character of the Special District;
- (b) to maintain the existing low-rise residential and commercial character of the district by regulating the height of buildings;
- (c) to maintain and protect the environmental quality and "village" character of City Island Avenue by imposing special controls on building setbacks and signs; and
- (d) to promote the most desirable use of land in this area and thus to conserve the value of land and thereby protect the City's tax revenue.

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112-07 Special Use Regulations

* * *

112-074 Ground floor use restrictions on certain blocks

For all #buildings# fronting on City Island Avenue between Bay Street and Carroll Street, only non-#residential

uses# shall be permitted on the ground floor level or within #stories# that have a floor level within five feet of #curb level#, except for #residential# Type 1 lobbies provided in accordance with 37-33 (Maximum Width of Certain Uses).

* * *

**112-10
SPECIAL BULK REGULATIONS**

* * *

**112-104
Special transparency requirements along City Island Avenue**

For #buildings# with ground floor #commercial# or #community facility uses# fronting upon City Island Avenue, the provisions of ~~this Section 37-34 (Minimum Transparency Requirements)~~ shall apply to any #street wall# of such #building# facing City Island Avenue. ~~At least 50 percent of the total surface area of such wall between #curb level# and 12 feet above #curb level#, or to the ceiling of the ground floor, whichever is less, or to the full height of the wall if such wall is less than 12 feet in height, shall be transparent. The lowest point of any transparency that is provided to satisfy this requirement shall not be higher than two feet, six inches above #curb level#.~~

~~In addition, solid security gates that are swung, drawn or lowered to secure #commercial# or #community facility uses# shall be prohibited. All security gates installed after September 30, 2003, shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street#.~~

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**112-11
Special Parking Regulations**

* * *

**112-112
Accessory parking and floor area requirements for eating or drinking establishments**

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For eating or drinking establishments, the provisions of Sections 36-23 or 44-23 (Waiver of Requirements for Spaces below Minimum Number) or Sections 52-41 (General Provisions) with respect only to #enlargements# or #extensions# to provide off-street parking spaces, 73-43 (Reduction of Parking Spaces ~~for Houses of Worship or Places of Assembly~~) and 73-45 (Modification of Off-Site Parking Provisions) are hereby made inapplicable. For eating or drinking establishments with frontage on City Island Avenue, if less than 15 #accessory# off-street

parking spaces are required, all such parking spaces shall be waived.

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END

