

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 7

Special Long Island City Mixed Use District

117-00

GENERAL PURPOSES

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

- (a) support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (c) strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses;
- (d) encourage the development of affordable housing;
- (e) promote the opportunity for people to work in the vicinity of their residences;
- (f) retain jobs within New York City;
- (g) provide an opportunity for the improvement of Long Island City; and
- (h) promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

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117-02

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

* * *

- (b) For #mixed use buildings#, #dwelling units# ~~or #rooming units#~~ shall be located on a #story# or #stories# above the highest #story# occupied, in whole or in part, by a #commercial# or # manufacturing use# ~~non-#residential use#~~. #Commercial# or #manufacturing uses# ~~Non-#residential uses#~~ may, however, be located on the same #story#, or on a #story# higher than that occupied by #dwelling units# or ~~#rooming units#~~, provided that the #commercial# or #manufacturing uses#: ~~non-#residential uses#~~:
 - (1) are located in a portion of the #mixed use building# that has separate direct access to the #street# with no access to the #residential# portion of the #building# at any #story#; and
 - (2) are not located directly over any portion of the #building# containing #dwelling units# ~~or #rooming units#~~.

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117-50

QUEENS PLAZA SUBDISTRICT

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117-51

Queens Plaza Subdistrict Special Use Regulations

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117-512

Ground floor use and frontage regulations

On designated #streets# in the Queens Plaza Subdistrict, as shown on Map 2 in Appendix C of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building or other structure#

fronting on such #streets#.

#Uses# within #stories# on the ground floor or with a floor level within five feet of #curb level# shall be limited exclusively to permitted #commercial#, #manufacturing# or #community facility uses# permitted by the designated district regulations except as modified by the special #use# provisions of Sections 117-51 and 117-511. ~~A #building's# ground floor frontage shall be allocated exclusively to such #uses#, except for lobby space or entrance space.~~

In no event shall the length of #street# frontage occupied by lobby space, entrance space and/or a #building# entrance recess exceed in total 50 percent of the #building's# total #street# frontage or 30 feet, whichever is less. However, the total length of #street# frontage occupied by lobby space and/or entrance space need not be less than 25 feet.

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117-513

Transparency requirement

Within the Queens Plaza Subdistrict, the transparency requirements of ~~this Section 37-34 (Minimum Transparency Requirements)~~ shall apply to all #developments# and to #enlargements# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line#. ~~Transparency requirements shall not apply to any #building# where the ground floor is occupied by #uses# listed in Use Groups 16 or 17.~~ However, the provisions establishing the maximum width of ground floor level #street wall# without transparency shall not apply. In lieu thereof, any portion of such #building# wall that is 50 feet or more in length and contains no transparent element between #curb level# and 14 feet above #curb level# or the ceiling of the ground floor, whichever is higher, or to its full height if such wall is less than 14 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches, and a minimum width of 24 inches.

The transparency requirements of this Section shall not apply to any #building# where the ground floor is occupied by #uses# listed in Use Groups 16 or 17.

~~At least 50 percent of a #building's street wall# surface shall be glazed and transparent at the ground floor level. For the purpose of the glazing requirements, the #building's street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less. The lowest point at any point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above #curb level#. Door or window openings within such walls shall be considered as transparent. Such openings shall have a minimum width of two feet.~~

~~In addition, the remaining portion of such #building# wall that is 50 feet or more in length and contains no transparent element between #curb level# and 14 feet above #curb level# or the ceiling of the ground floor, whichever is higher, or to its full height if such wall is less than 14 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches, and a minimum width of 24 inches.~~

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117-52
Queens Plaza Subdistrict Special Bulk Regulations

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117-523
Lot coverage and open space ratio requirements

(a) #Lot coverage# requirements for #residential buildings#

In the Queens Plaza Subdistrict, where the designated #Residence District# is an R7 or R9 District, the provisions of Sections 23-151~~42~~ (~~Basic regulations for R6 through R9 Districts in R6, R7, R8 or R9 Districts~~) through 23-144, inclusive, regulating minimum required #open space ratios# and maximum #floor area ratios#, shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #Quality Housing buildings#, shall comply with the #lot coverage# requirements set forth for the designated district in Section 23-153~~45~~ (~~For Quality Housing buildings~~), ~~or Section 23-147 for #non-profit residences for the elderly#~~. For purposes of this Section, #non-profit residences for the elderly# in R7 Districts without a letter suffix, shall comply with the provisions for R7A Districts, as set forth in Section 23-147.

Where the designated district is an R7-3 District, the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100~~80~~ percent on a #corner lot#.

(b) #Lot coverage# and #open space ratio# requirements for #mixed use buildings#

#Lot coverage# and #open space ratio# requirements shall not apply to any portion of a #mixed use building# in the Queens Plaza Subdistrict.

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117-55
Mandatory Plan Elements for the Queens Plaza Subdistrict

117-552
Central refuse storage area

The provisions of Section ~~28-23~~28-12 (Refuse Storage and Disposal) shall apply.

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117-60

DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.

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117-63

Special Bulk Regulations in the Designated Districts

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117-631

Floor area ratio and lot coverage modifications

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(b) Maximum #floor area ratio# and #lot coverage# for #residential uses#

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(2) M1-3/R7X designated district

(i) Inclusionary Housing Program

* * *

(ii) Maximum #floor area ratio#

Within such #Inclusionary Housing designated area#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 3.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 5.0, as set forth in Section 23-~~154.952~~ (Inclusionary Housing), through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90.

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117-634

Maximum building height for mixed use buildings in designated R5 Districts

The provisions regarding the maximum height of #mixed use buildings# within 25 feet of a #street line#, as set forth in Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations), shall be modified in the Dutch Kills Subdistrict, where the designated Residence District is an R5 District, as follows:

- (a) in designated R5B Districts, no #building or other structure# shall exceed a height of 33 feet within 25 feet of a #street line#;
- (b) in designated R5D Districts, no #building or other structure# shall exceed a height of ~~40~~ 45 feet within 25 feet of a #street line#.

* * *

END