

Appendix C
Technical Memorandum
July 30, 2019

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TECHNICAL MEMORANDUM 001
BRONX SPECIAL NATURAL AREA DISTRICT UPDATE
(FORMERLY STATEN ISLAND AND BRONX SPECIAL DISTRICT UPDATE)
CEQR No. 19DCP083Y
ULURP Nos.: C190403 ZMX, N190430 ZRY
and N190430 (A) ZRY

July 30, 2019

A. INTRODUCTION

The New York City Department of City Planning (DCP) proposed zoning map and text amendments to the Zoning Resolution (ZR) to modify existing special district regulations and establish a Special Natural Resources District (SNRD) in Community Districts (CD) 1, 2, and 3 in Staten Island and CD 8 in the Bronx. The proposed SNRD regulations would provide a clear and consistent framework for natural resource preservation that would balance development and ecological goals. In Staten Island, the Proposed Actions also include targeted changes to the Lower Density Growth Management Area (LDGMA) ZR text and zoning text changes to cross-access requirements to further their original intended purposes of protecting neighborhood character and to make the regulations easier to apply.

The Proposed Actions include zoning text and related zoning map amendments that would affect the Special Natural Area District (SNAD) (Article X, Chapter 5), Special South Richmond Development District (SSRDD) (Article X, Chapter 7), and Special Hillside Preservation District (SHPD) (Article XI, Chapter 9) of the ZR. The Proposed Actions would affect Staten Island's SHPD in CD 1; Staten Island's SNADs (NA-1 and NA-3) in CD 1 and 2; Staten Island's SSRDD in CD 3; and the Bronx's SNAD (NA-2) in Riverdale and Fieldston, CD 8. The proposed zoning text amendment to LDGMA would affect all three community districts in Staten Island. In addition, the proposed text amendments to modify requirements for cross-access between non-residential accessory parking lots would apply to sites located within

143-22

Hard Surface Area

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.

R1 R2

- (a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-21 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

TABLE I

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R2 DISTRICTS

<u>Maximum permitted #lot coverage# (in percent)</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
12.5	40
15	45
17.5	45
20	50
22.5	50
25	50
30	65

R1 R2 R4 R6

- (b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
R1 R2 R4 R6	75