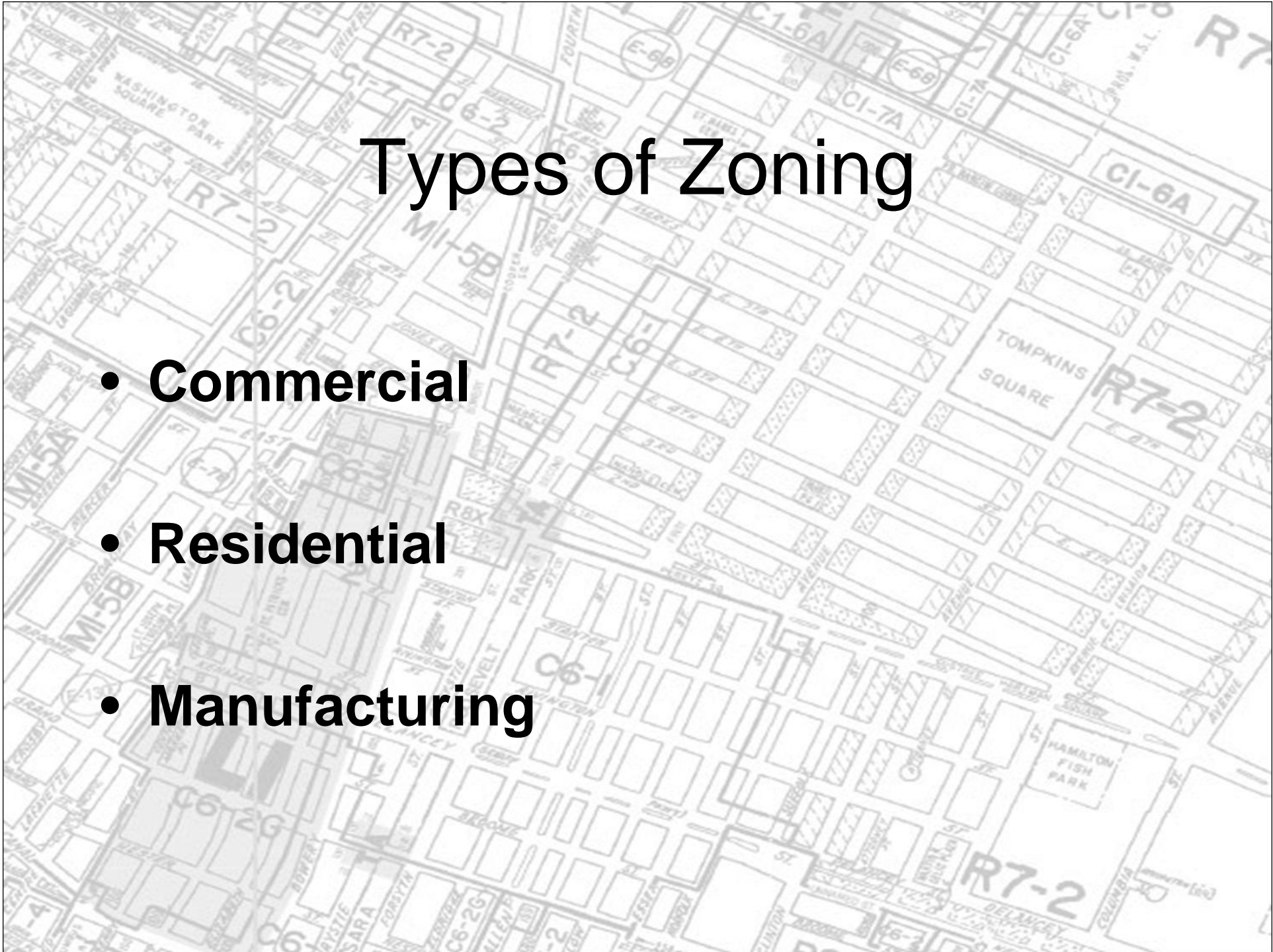
A detailed street map of Chinatown, New York City, showing various zoning districts. The map includes labels for streets such as Mott Street, Canal Street, and Broadway, and parks like Hamilton Fish Park and Tompkins Square. Zoning districts are marked with codes like R7-2, C6-2, C6-4, C6-1, C6-3, C6-5, C6-6, C6-7, C6-8, C6-9, C6-10, C6-11, C6-12, C6-13, C6-14, C6-15, C6-16, C6-17, C6-18, C6-19, C6-20, C6-21, C6-22, C6-23, C6-24, C6-25, C6-26, C6-27, C6-28, C6-29, C6-30, C6-31, C6-32, C6-33, C6-34, C6-35, C6-36, C6-37, C6-38, C6-39, C6-40, C6-41, C6-42, C6-43, C6-44, C6-45, C6-46, C6-47, C6-48, C6-49, C6-50, C6-51, C6-52, C6-53, C6-54, C6-55, C6-56, C6-57, C6-58, C6-59, C6-60, C6-61, C6-62, C6-63, C6-64, C6-65, C6-66, C6-67, C6-68, C6-69, C6-70, C6-71, C6-72, C6-73, C6-74, C6-75, C6-76, C6-77, C6-78, C6-79, C6-80, C6-81, C6-82, C6-83, C6-84, C6-85, C6-86, C6-87, C6-88, C6-89, C6-90, C6-91, C6-92, C6-93, C6-94, C6-95, C6-96, C6-97, C6-98, C6-99, C6-100. The title "Understanding Chinatown's Zoning" is centered over the map in a large, bold, black font.

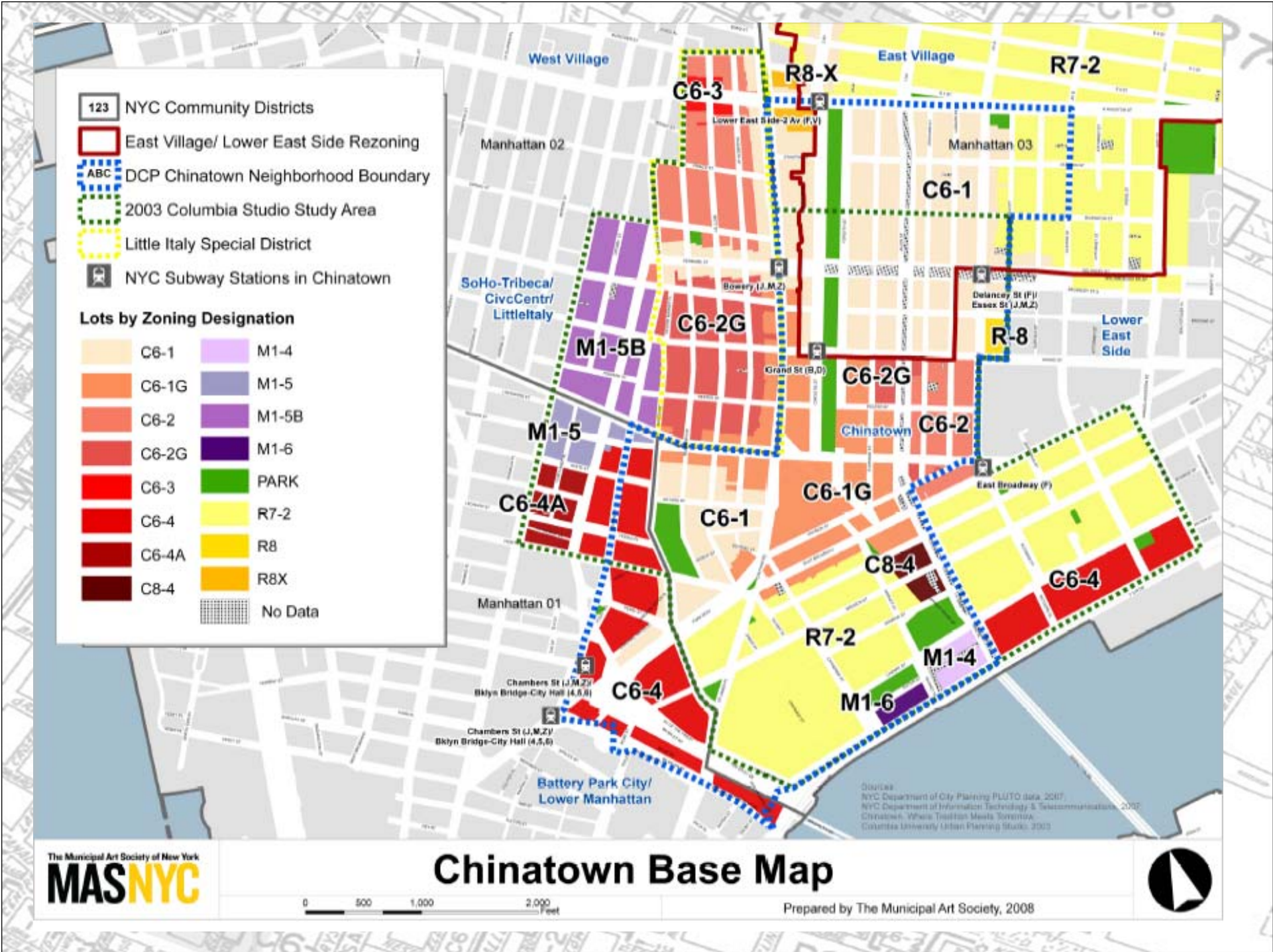
Understanding Chinatown's Zoning

Chinatown Working Group
Monday, January 5, 2009

Types of Zoning

- **Commercial**
- **Residential**
- **Manufacturing**







Zoning Terms

- **Floor Area Ratio (FAR):** *ratio of the total building floor area to the total zoning lot area which controls the size and density of buildings*
- **Open Space Ratio (OSR):** *amount of open space required on a residential zoning lot*
- **Sky Exposure Plane:** *requires setbacks to ensure proper delivery of light and air at the street level*

COMMERCIAL

The area in and around Chinatown has many commercial zoning districts, almost all in the “C6” category:

- **C6-1**
- **C6-1G**
- **C6-2**
- **C6-2G**
- **C6-3**
- **C6-4**
- **C6-4A**
- **C8-4**

*The suffix “G” signifies that there are strict regulations governing the conversion of non-residential into residential use.



COMMERCIAL 'C6'

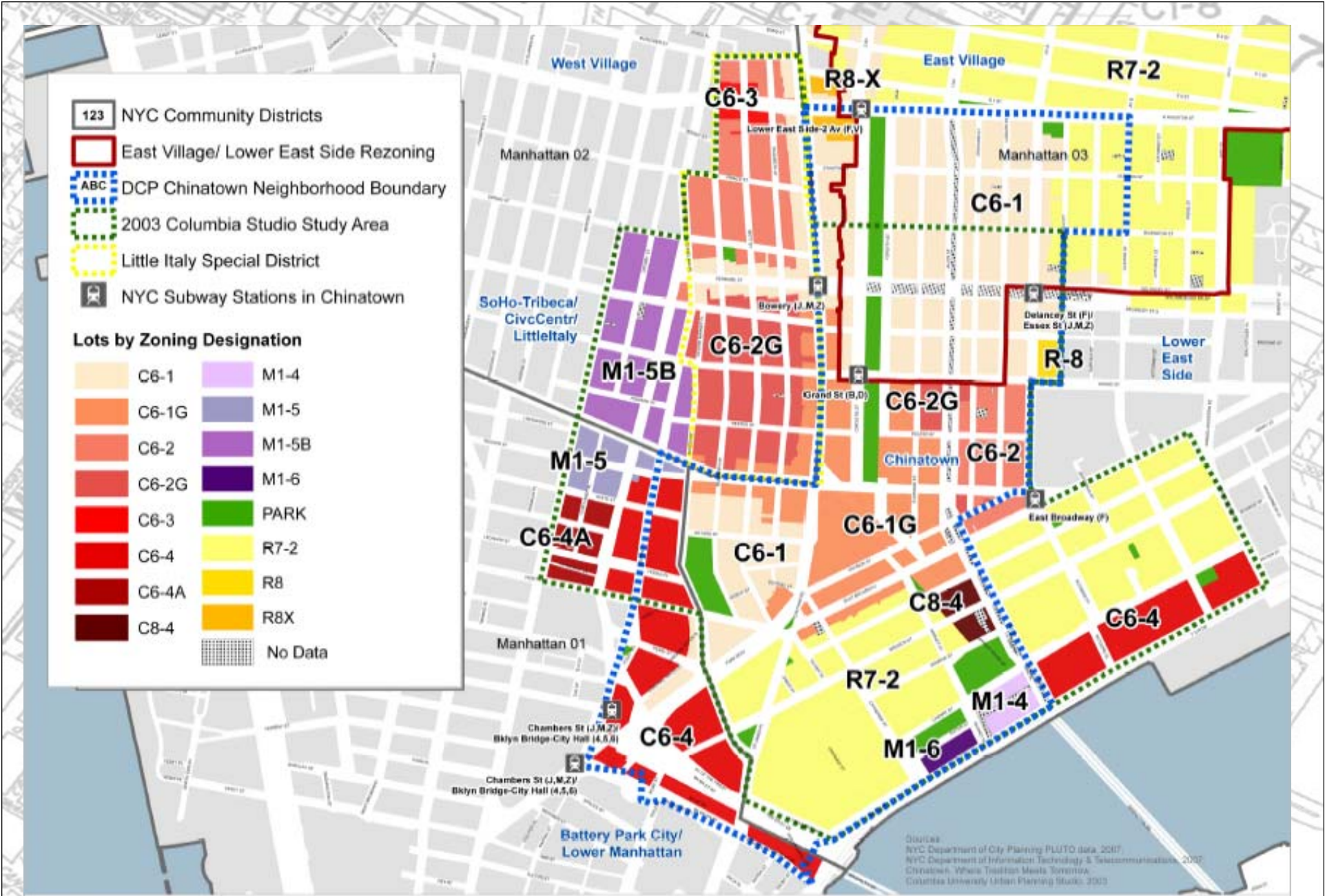
- Allows for a wide range of mixed residential and commercial uses
- The C6 districts in and around Chinatown range from medium to high density.



COMMERCIAL 'C6'

Types of uses permitted in C6 districts:

- Residential
- Community facilities
- Health care facilities
- Places of worship
- Transient hotels
- Retail & service establishments
- Home maintenance & repair services
- Amusement establishments
- Services to business needs
- Large retail establishments
- Custom light manufacturing
- Large entertainment facilities



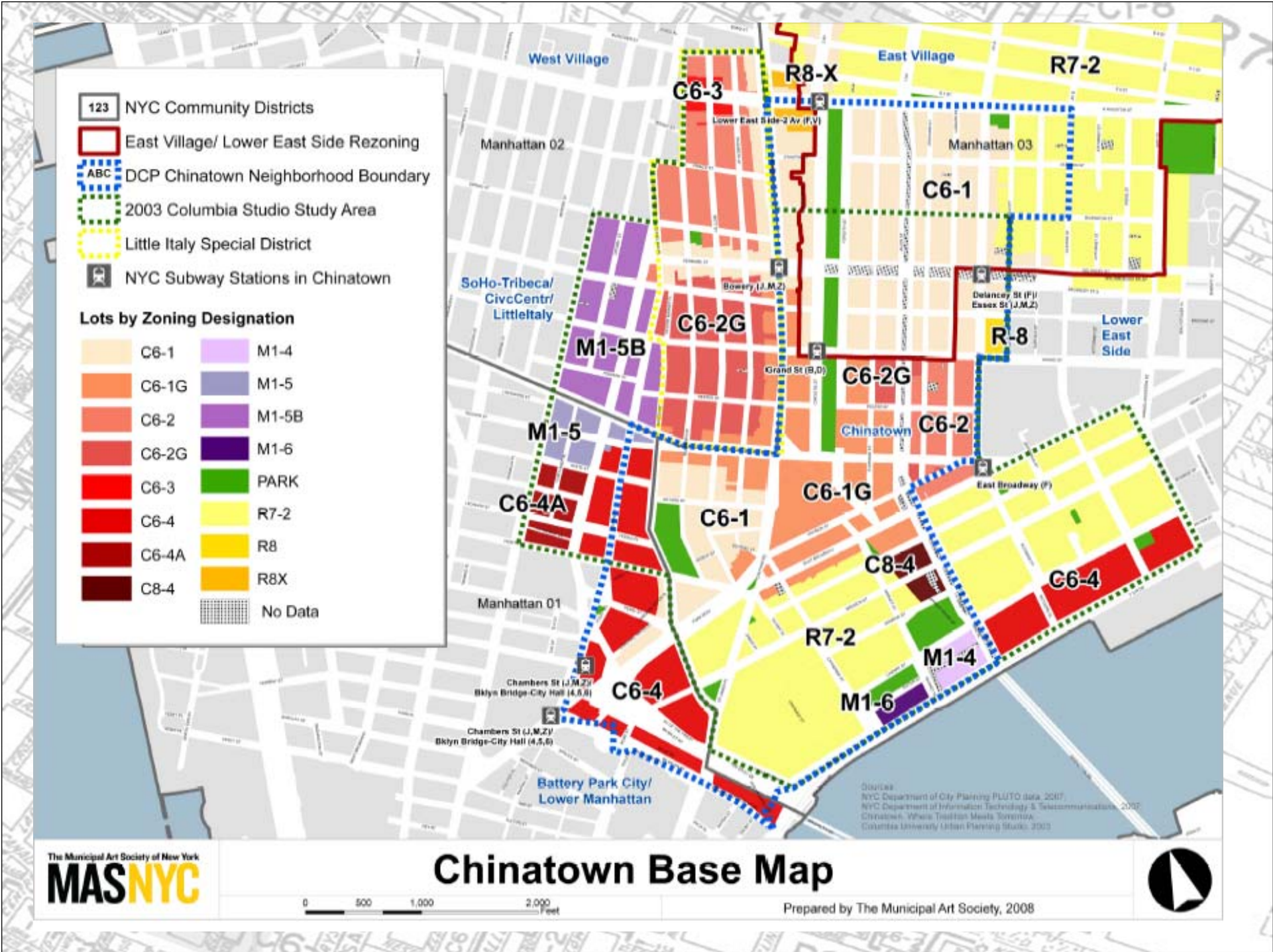
Source:
 NYC Department of City Planning PLUTO data, 2007
 NYC Department of Information Technology & Telecommunications, 2007
 Chinatown: Where Tradition Meets Tomorrow
 Columbia University Urban Planning Studio, 2005





COMMERCIAL 'C8'

- C8 zoning bridges commercial and manufacturing uses
- Residential use is **not** permitted
- C8-4 has a medium density FAR
- Typical uses in C8-4 include automotive uses, warehouses, and gas stations





RESIDENTIAL

The area in and around Chinatown has three residential zoning categories:

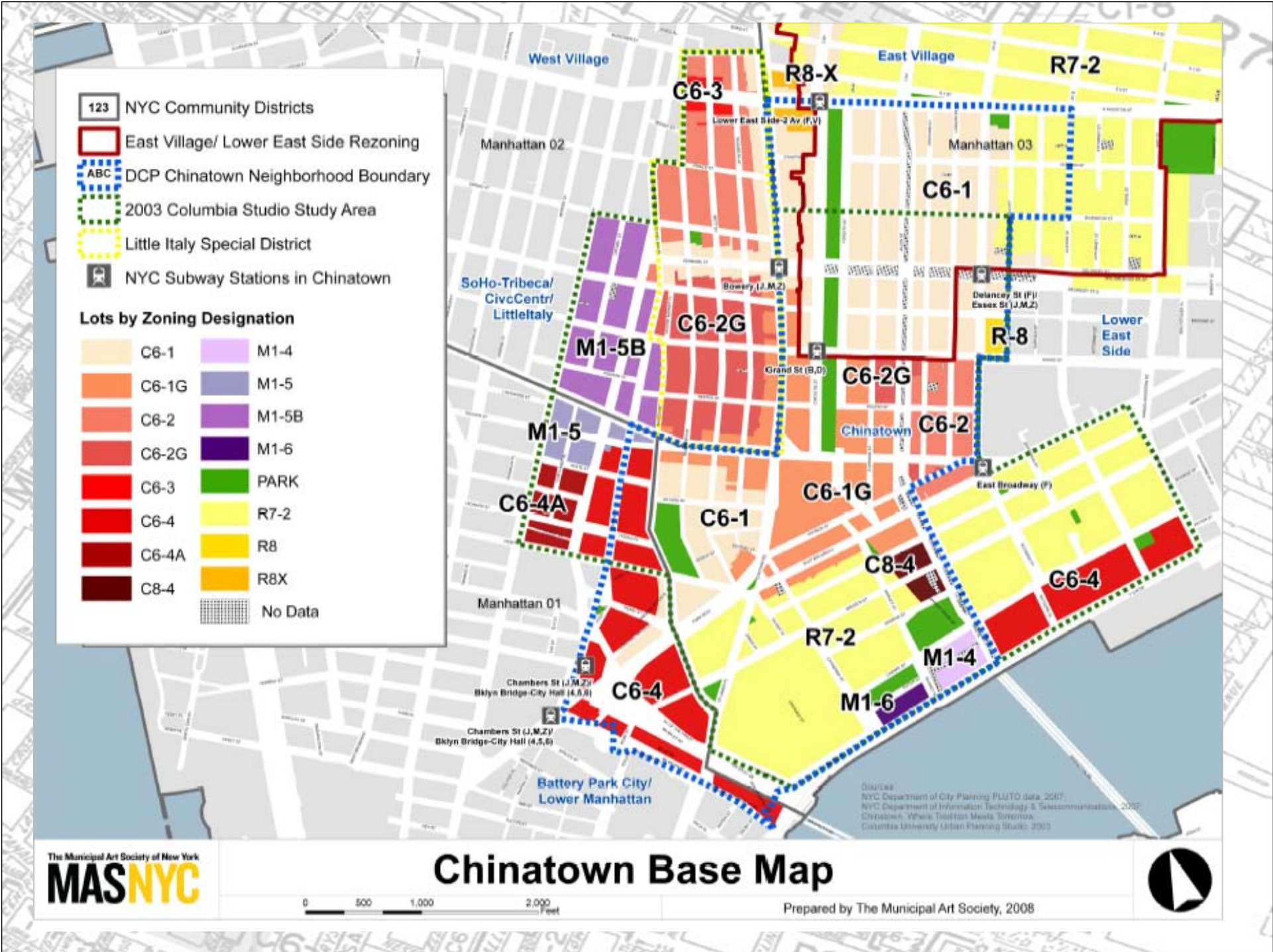
- **R7-2**
- **R8**
- **R8X**

These three categories range from medium to high density.



RESIDENTIAL DISTRICTS

- R7-2 is typically medium-density apartment buildings
- R8 is typically a higher density and a taller building height
- R8X falls under the Quality Housing program and allows greater density but limits building heights



123 NYC Community Districts

East Village/ Lower East Side Rezoning

ABC DCP Chinatown Neighborhood Boundary

2003 Columbia Studio Study Area

Little Italy Special District

NYC Subway Stations in Chinatown

Lots by Zoning Designation

C6-1	M1-4
C6-1G	M1-5
C6-2	M1-5B
C6-2G	M1-6
C6-3	PARK
C6-4	R7-2
C6-4A	R8
C8-4	R8X
No Data	

Source:
 NYC Department of City Planning PLUTO data, 2007
 NYC Department of Information Technology & Telecommunications, 2007
 Chinatown, Where Tradition Meets Tomorrow
 Columbia University Urban Planning Studio, 2003



MANUFACTURING

The area in and around Chinatown has four manufacturing zoning districts

- **M1-4**
- **M1-5**
- **M1-5B**
- **M1-6**
- *The suffix “B” allows for joint living-work quarters for artists in loft buildings

MANUFACTURING 'M1'

Types of uses allowed in M1 zoning district:

- Health care facilities (by special permit only)
- Places of worship
- Transient hotels
- Retail & service establishments
- Services to business needs
- Large retail establishments
- Custom light manufacturing
- Large entertainment facilities
- Low coverage or open uses
- Activities for waterfront
- Automotive repair services
- Welding shops
- Woodworking
- Light Industrial uses with high performance standards



MANUFACTURING 'M1'

Allowable FAR:

- **M1-4 and M1-5 are medium density districts**
- **M1-6: is a high density district**

