Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

79-42 - Special Permit for Non-profit Hospital Staff Dwelling Buildings

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LAST AMENDED
6/6/2024

For #non-profit hospital staff dwellings# in #large-scale community facility developments# in Manhattan Community Board 8, the City Planning Commission, may by special permit, allow:

(a) Temporary occupancy of #dwelling units# by outpatients of the non-profit or voluntary hospital or by families visiting hospitalized patients provided the following findings are made:

(1) that the density and transient nature of the population housed in such #dwelling units# will not impair the essential character, future use or development of the surrounding area; or impair the security of the hospital staff residing in the #building#;

(2) that such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and

(3) that the number of such #dwelling units# so occupied is less than 50 percent of the total number of #dwelling units# in the #building#.

(b) Ambulatory diagnostic or treatment health care facilities listed in Use Group III(B) on the third floor of such #buildings# in C1 Districts, provided the following findings are made:

(1) that such facilities are used exclusively for staff of, or staff affiliated with, the non-profit or voluntary hospital;

(2) that such occupancy will neither create nor contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;

(3) that such #use# will not impair the essential character, future use or development of the surrounding area;

(4) that such #use# will not produce any adverse effects which interfere with the appropriate use of land in the districts or in any adjacent district; and

(5) that separate access to the outside is provided.

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