74-903 - Certain community facility uses in R3 to R9 Districts and certain Commercial Districts
The City Planning Commission may permit the community facility floor area ratio and the community facility bulk provisions to apply to a development, extension or enlargement, or change of use containing long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as set forth in paragraph (a), provided that the findings in paragraph (b) of this Section are met.

(a) The Commission may permit:

(1) in R3 through R9 Districts, or in C1 or C2 Districts mapped within an R3 through R9 District or Commercial Districts with an R3 through R9 District residential equivalent, the community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to buildings containing philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3;

(2) in R3-1, R3A, R3X, R4-1, R4A, R4B, R5A or R5B Districts, or in C1 or C2 Districts mapped within R3-1, R3A, R3X, R4-1, R4A, R4B, R5A or R5B Districts, or in C3A Districts, the community facility floor area ratio of Section 24-11 to apply to buildings containing long-term care facilities, as listed in Use Group 3;

(3) in R3-2 Districts, or R4 or R5 Districts without a letter or number suffix, or in C1 or C2 Districts mapped within an R3-2 District or within an R4 or R5 District without a letter suffix, or in C3 Districts without a letter suffix, or in C4-1 Districts, the bulk regulations of Article II, Chapter 4, Article III, Chapter 3, or Article III, Chapter 5, as applicable, and the community facility floor area ratio of Section 24-11, to apply to buildings containing long-term care facilities; or

(4) in R6 through R10 Districts without a letter suffix, and in C1 or C2 Districts mapped within an R6 through R10 District without a letter suffix or in Commercial Districts with an R6 through R10 District equivalent without a letter suffix, the bulk regulations of Article II Chapter 4, Article III, Chapter 3 or Article III, Chapter 5, as applicable, and the community facility floor area ratio of Section 24-11, as applicable, to apply to buildings containing long-term care facilities.

(b) In order to grant such a special permit for community facility floor area ratio or community facility bulk, as applicable, the Commission shall find that:

(1) the distribution of bulk on the zoning lot will not unduly obstruct the access of light and air to adjoining properties or public streets, and will result in satisfactory site planning and satisfactory urban design relationships of buildings to adjacent
#streets# and the surrounding area;

(2) that the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and

(3) the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may request a report from appropriate governmental agencies with respect to #community facility uses# requesting a special permit under this Section.

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