

"Joint Living-Work Quarters for Artists

A joint living-work quarters for artists consists of one or more rooms in a non-residential building, on one or more floors, which are arranged and designed for use by, and are used by not more than four non-related artists, or an artist and his family maintaining a common household, with lawful cooking space and lawful sanitary facilities, and including adequate space reserved for the artist or artists residing therein. An artist is a person so certified by the New York City Department of Cultural Affairs.

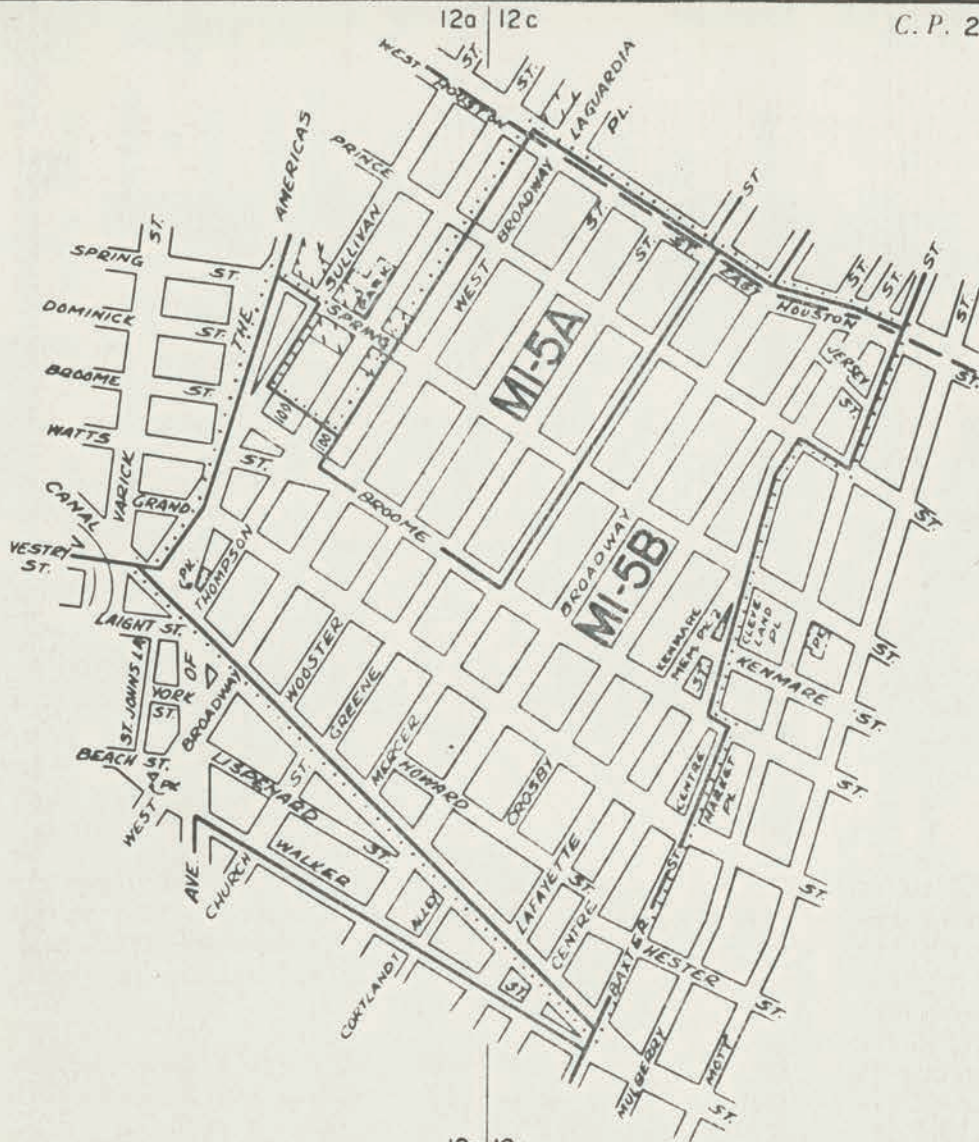
...New residential development is excluded from these districts, except for joint living-work quarters for artists in the M1-5A and M1-5B Districts, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

Uses Permitted as Of Right

- 1- Joint Living-Work Quarters for Artists in M1-5A Districts, provided that the area of the lot covered by the building does not exceed 3600 square feet, except that quarters may also be located in a building occupying more than 3600 square feet of lot area if the entire building was held in cooperative ownership by artists on September 15, 1970.
- 2- Joint Living-Work Quarters for Artists in M1-5B Districts, provided
 - a) for quarters occupied on September 15, 1970, that the area of the lot covered by the building does not exceed 3600 square feet, except that quarters may also be located in a building occupying more than 3600 square feet of lot area if the entire building was held in cooperative ownership by artists on September 15, 1970
 - b) for quarters occupied after September 15, 1970, that the area of the lot covered by the building does not exceed 3600 square feet and that the building was occupied at least in part by an artist on September 15, 1970.

Special Provisions for Joint Living-Work Quarters for Artists

In the district indicated, no building containing joint living-work quarters for artists shall be subdivided into quarters of less than 1200 square feet."



12a 12c
 CITY PLANNING COMMISSION
 CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAPS
12a & 12c
 BOROUGH OF
 MANHATTAN

Modified January 20, 1971
 New York, December 9, 1970

Louis Robert
 Director, Division of Zoning



- NOTE:**
- indicates Zoning District boundary.
 - The area enclosed by the fine dotted line is proposed to be changed from an MI-5 District to MI-5A and MI-5B Districts.
 - ▨ indicates a CI-5 District.