

To Our Clients and Friends

Memorandum

December 22, 2021

SoHo/NoHo Rezoning Approved

On June 8, 2021, we distributed an update on the application for the proposed rezoning of the SoHo and NoHo neighborhoods in Manhattan. On Wednesday, December 15, 2021, the New York City Council approved the zoning map and text amendments for the Special SoHo-NoHo Mixed Use District.

The rezoning is a significant change from the previous 1970s-era zoning rules governing SoHo and NoHo. In particular, the rezoning eliminates most prohibitions on residential use and ground-floor retail use, and requires new residential developments to include permanently affordable housing in accordance with the City's Mandatory Inclusionary Housing program.

The City Council modified several aspects of the original rezoning proposal. For example, the City Council reduced commercial floor area ratios, imposed size limits on restaurants and large retail spaces, modified affordable housing requirements, and prohibited student dormitories.

The boundaries of the proposed Special District, which were unchanged by the City Council, are shown in the map below.



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This memorandum is not intended to provide legal advice, and no legal or business decision should be based on its contents. If you have any questions about the contents of this memorandum, please call your regular Fried Frank contact or an attorney listed below:

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