Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

84-12 - Use Regulations

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84-12 - Use Regulations

LAST AMENDED
6/6/2024

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Section 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial# #uses#, the provisions set forth in Section 32-422 (Location of floors occupied by commercial uses) applicable to a C6 District shall apply. However, such provisions shall be modified as follows:

(a) the limitations set forth in paragraph (a) of such Section need not apply; and

(b) the requirements in paragraph (b) of such Section shall apply only where #commercial uses# are located above any #story# containing #dwelling units#.

Notwithstanding any other provisions of this Resolution, #uses# listed under Use Groups VI, VII or VIII shall be limited in size to 10,000 square feet of #floor area# per establishment, with the exception of grocery and convenience retailers listed under Use Group VI. In addition, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel# #uses# where permitted pursuant to Section 32-153 (Use Group V – uses subject to additional conditions), or both #residential# and hotel #uses#.

84-121 - Uses along Esplanade

LAST AMENDED
6/6/2024

#Uses# fronting on the #Esplanade# shall be limited to the #uses# listed under Use Groups I, II and III, except that in the areas indicated as permitted #commercial# locations in Appendix 2.3, in the lowest #story# other than a #basement# in any #building#, eating or drinking establishments listed under Use Group VI shall be permitted.

84-122 - Uses permitted within public open space areas

LAST AMENDED
2/27/2001

Public open space areas located between Murray Street and Warren Street, as indicated in Appendix 3.6, shall be improved at or above grade for use by the public as open areas for passive and/or active recreational #uses#.

84-123 - Streetscape regulations

LAST AMENDED
6/6/2024

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3 of this Chapter, the underlying #ground floor level# streetscape provisions for a C2 District, set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply.