Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-00 - GENERAL PURPOSES

File generated by https://zr.planning.nyc.gov on 11/28/2026

109-00 - GENERAL PURPOSES

LAST AMENDED
2/3/1977

The "Special Little Italy District" established in this Resolution is designed to promote and protect public health, general welfare and amenity. These general goals include, among others, the following specific purposes:

(a) to preserve and strengthen the historical and cultural character of the community;

(b) to protect the scale of storefronts and character of the existing retail uses along Mulberry Street and other major shopping streets so that Little Italy will remain a unique regional shopping area, and thereby strengthen the economic base of the City;

(c) to preserve the vitality of street life by reducing conflict between pedestrian and vehicular traffic;

(d) to permit rehabilitation and new development consistent with the residential character and scale of the existing buildings in the area;

(e) to provide amenities, such as public open space, and street trees, to improve the physical environment;

(f) to discourage the demolition of noteworthy buildings which are significant to the character of the area; and

(g) to promote the more desirable use of land in the area and thus to preserve the value of land and buildings, and thereby protect and strengthen the City's tax revenues, consistent with the foregoing purposes.

109-01 - General Provisions

LAST AMENDED
12/5/2024

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Little Italy District# and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the #Special Little Italy District# are superimposed are made inapplicable, and special regulations are substituted therefore in this Chapter.

Except as modified by the express provisions of this Special District, the regulations of the underlying zoning district remain in effect. For the purposes of this Chapter, the provisions of Sections 33-13 (Floor Area Bonus for a Public Plaza) and 33-14 (Floor Area Bonus for Arcades) are made inapplicable.

For #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

Within the Special District, in accordance with a comprehensive survey of its structures, #buildings# of special significance to the community and City as a whole, have been identified and are listed in Appendix B. Such #buildings# are unique either because they are socially or traditionally significant or because they are important physical influences in the life and image of the community. Such #buildings# shall not be demolished or have their external architectural features altered except as set forth in Section 109-52 (Special Permit Provisions). No demolition permit or alteration permit for alterations which may affect the exterior of such #buildings# shall be issued by the Department of Buildings for any such #building# except as permitted by the City Planning Commission pursuant to Section 109-52 (Special Permit Provisions) unless it is an unsafe #building# and demolition is required pursuant to the provisions of Title 28, Chapter 2, Article 216 of the New York City Administrative

Code.

109-02 - District Map

LAST AMENDED
12/5/2024

The District Map for the #Special Little Italy District# (Appendix A) identifies specific areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Little Italy District#. These areas and the sections of this Chapter which contain regulations pertaining thereto are as follows:

Area A PRESERVATION AREA (Section 109-10)

Area A1 MULBERRY STREET REGIONAL SPINE (Section 109-20)

Area B HOUSTON STREET CORRIDOR (Section 109-30)

Area C BOWERY, CANAL, KENMARE STREET CORRIDOR (Section 109-40)

The District Map in Appendix A of this Chapter is hereby incorporated as an integral part of the #Special Little Italy District#.

109-03 - Zoning Lots Located in More Than One Area

LAST AMENDED
12/5/2024

Whenever a #zoning lot# is divided by the boundaries of an area as created by Section 109-02 (District Map) and as indicated on the District Map in Appendix A, the #zoning lot# shall be subject to the regulations of the area in which the greater portion of its frontage lies except that, in the case of any #zoning lot# having 15 feet or more frontage within Area A1 (Mulberry Street Regional Spine), the regulations of Area A1 shall apply to such #zoning lot#.