



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **109-21 - Use Regulations**

File generated by <https://zr.planning.nyc.gov> on 7/7/2026

---

## 109-21 - Use Regulations

---

LAST AMENDED

6/6/2024

The provisions of Section [109-11](#) (Special Use Regulations) shall apply, except that all #uses# under Use Group VI that are subject to a size limitation of 10,000 square feet of #floor area# per establishment, shall be further limited to a maximum size of 5,000 square feet of #floor area# per establishment.

---

## 109-211 - Streetscape Regulations

---

LAST AMENDED

6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontages# along #streets#, or portions thereof, designated in Area A1 (Mulberry Street Regional Spine) as shown on the District Map in Appendix A of this Chapter shall be considered #Tier C street frontages#.

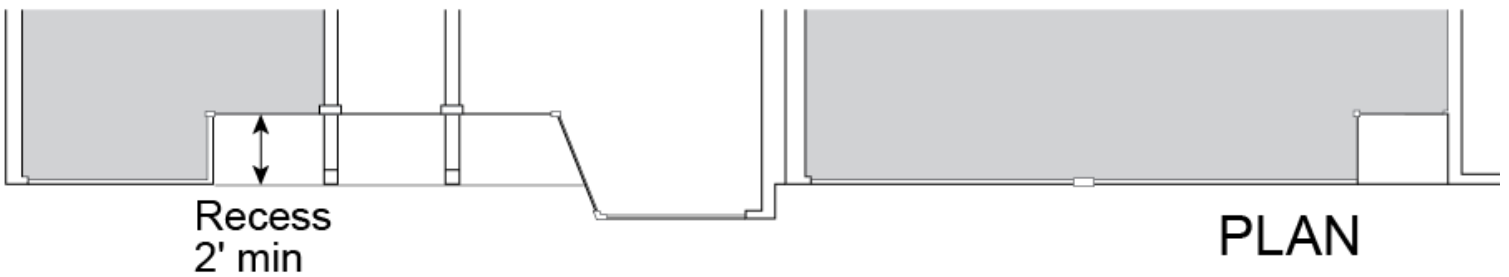
In addition to the glazing requirements for #Tier C street frontages#, the following shall apply:

- (a) the maximum horizontal width of a transparent area shall not exceed 10 feet in width, and shall be separated by a mullion of no less than six inches in width; and
- (b) storefront entrance doors shall be set back a minimum of two feet behind the vertical surface of the #show windows#.



$\longleftrightarrow$  10' max  $\uparrow$  6" **ELEVATION**

$\longleftrightarrow$  Ground floor enlargement  $\longleftrightarrow$  Existing  $\longleftrightarrow$  New building  $\longleftrightarrow$



Storefront Illustration

---

## 109-212 - Sign Regulations

---

LAST AMENDED

6/6/2024

In addition to the underlying district #sign# regulations, the following regulations shall apply to all #signs#:

- (a) #signs# may not occupy more than 25 percent of the total area of the storefront measured from #curb level# to 10 feet above #curb level#;
- (b) all permitted #signs# which project from the front #building# wall shall be located not less than 10 feet above #curb level#; and
- (c) #signs# may not cover columns, cornices or sills.