



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

128-10 - USE REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 6/21/2026

128-10 - USE REGULATIONS

LAST AMENDED

10/23/2008

128-11 - 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:

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages) in the Appendix of this Chapter shall be considered #Tier C street frontages#, and
- (b) remaining #ground floor level# #street# frontages shall be considered #Tier B street frontages#. However, in lieu of the parking wrap and enclosure provisions of Section [32-32](#), inclusive, the provisions for #Tier A street frontages# set forth in Section [32-312](#) (Ground floor level parking restrictions) may be applied.

128-12 - Location of Uses in Mixed Buildings

LAST AMENDED

6/6/2024

The provisions of Section [32-422](#) (Location of floors occupied by commercial uses) shall be modified such that the limitations set forth in paragraph (a) of such Section need not apply, and the requirements in paragraph (b) of such Section shall apply only where #commercial uses# are located above any #story# containing #dwelling units#. In addition, the provisions of paragraph (d) of Section [32-422](#) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.