



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

136-10 - SPECIAL USE REGULATIONS

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136-10 - SPECIAL USE REGULATIONS

LAST AMENDED

9/7/2017

The #use# regulations of the underlying district shall apply except as modified in Section [136-10](#), inclusive.

136-11 - Location Within Buildings

LAST AMENDED

9/7/2017

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section [32-421](#) (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the provisions of Section [32-422](#) (Location of floors occupied by commercial uses) shall apply.

136-12 - Certain Uses in C2 Districts

LAST AMENDED

6/6/2024

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the #use# regulations shall be modified within C2 Districts to permit #uses# listed under Use Groups VI and VIII, pursuant to the regulations for a C4 District.

136-13 - Streetscape Regulations

LAST AMENDED

6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS) shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, shall be considered #Tier C street frontages#.

136-14 - Special Use Regulations Within Subdistrict A

LAST AMENDED

6/6/2024

The following additional special #use# provisions of Section [136-14](#), inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

136-141 - Modification of Supplemental Use Provisions

LAST AMENDED

6/6/2024

For #mixed buildings#, the provisions of Section [32-421](#) (Limitation on floors occupied by non-residential uses) shall be modified where #uses# listed under Offices in Use Group VII are located on the same #story# as a #dwelling unit# such that the limitations set forth in paragraphs (a) or (b) of such Section need not apply.

136-142 - Location of entrances

LAST AMENDED

6/6/2024

(a) Non-residential entrances

Within Subdistrict A, on designated streets, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the requirements of this paragraph (a) shall apply to any building or other structure fronting on such streets. These provisions shall also apply to the frontage of buildings along Open Space A. Access to each ground floor commercial establishment or community facility establishment shall be provided directly from a street or from Open Space A.

(b) Residential entrances

Eighty percent of all ground floor dwelling units with frontage only on Redfern Avenue shall have a primary entrance directly accessible from Redfern Avenue.