



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

122-03 - District Plan

File generated by <https://zr.planning.nyc.gov> on 5/30/2026

122-03 - District Plan

LAST AMENDED

3/26/1992

- (a) In the District Plan as shown in Appendix A, the following areas have been designated as the Residential Preservation Area:
- (1) all areas in R8 Districts including areas mapped C1 within these R8 Districts which are:
 - (i) within 100 feet of the westerly #street line# of the Grand Concourse between East 153rd Street and Mosholu Parkway; and
 - (ii) within 100 feet of the easterly #street line# of the Grand Concourse between East 153rd Street and a point parallel to and 150 feet north of East 166th Street, and between McClellan Street and Mosholu Parkway;
 - (2) an area partly in R8 and C1 Districts with a depth of 100 feet from the west side of the #street line# of Walton Avenue between East 161st and East 164th Streets; and
 - (3) an area in R8 Districts with a depth of 100 feet from the east side of the #street line# of Anthony Avenue between East 181st Street and East 182nd Street.

Within the Residential Preservation Area in R8 Districts, the following three commercial sub-areas have special #use# and #bulk# regulations:

- (i) Limited Commercial Areas
- (ii) Commercial Extension Areas

(iii) Commercial Infill Sites

(b) The location of these sub-areas is described below:

(1) Limited Commercial Areas

The following areas with a depth of 50 feet from the #street line# of the Grand Concourse are designated on the District Plan (Appendix A) as Limited Commercial Areas:

- (i) on the west side of the Grand Concourse from the south side of East 176th Street to a point 25 feet north of Henwood Place;
- (ii) on the west side of the Grand Concourse from a point 40 feet north of Bush Street to the south side of Burnside Avenue;
- (iii) on the west side of the Grand Concourse from 100 feet north of East 180th Street to a point 180 feet south of East 183rd Street; and
- (iv) on the east side of the Grand Concourse from the north side of East 182nd Street to a point 180 feet south of East 183rd Street.

(2) Commercial Extension Areas

Along certain cross-streets within the Residential Preservation Area, extensions of existing #Commercial Districts# up to the Grand Concourse to a depth of 100 feet measured perpendicularly from the #street line# of such cross-streets, are designated as Commercial Extension Areas on the District Plan (Appendix A). These extension areas are located along the following #streets#:

- (i) the north and south sides of East 165th Street, west of the Grand Concourse;
 - (ii) the north and south sides of East 167th Street, east of the Grand Concourse;
 - (iii) the north and south sides of East 170th Street, east and west of the Grand Concourse; and
 - (iv) the north and south sides of Mount Eden Avenue, west of the Grand Concourse.
- (3) Commercial Infill Sites

All tax lots listed in Table A in Section [122-10](#) which contain #buildings# designed for non-#residential uses# in Use Groups 6 or 7 or where such #buildings# existed as of July 1, 1981 are designated as Commercial Infill Sites on the District Plan (Appendix A).