Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-20 - QUEENS PLAZA WEST SUBDISTRICT

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117-20 - QUEENS PLAZA WEST SUBDISTRICT

LAST AMENDED
11/12/2025

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

117-201 - General provisions

LAST AMENDED
11/12/2025

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

117-202 - Queens Plaza West Subdistrict plan

LAST AMENDED
11/12/2025

The regulations of Section 117-20, inclusive, are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

117-21 - Special Use Regulations

LAST AMENDED
11/12/2025

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-211 - Retail and service establishments

LAST AMENDED
11/12/2025

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

117-212 - Streetscape regulations

LAST AMENDED
11/12/2025

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 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;

(b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and

(c) in #Manufacturing Districts#, Type 1 and Type 2 #street# frontages designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 32-322 (Alternate ground floor level regulations for certain frontages). In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 #street# frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 #street# frontages shall include: 43rd Avenue; and 44th Avenue.

117-213 - Sign regulations

LAST AMENDED
11/12/2025

In M1 Districts without a letter suffix paired with an R9 or R10 District, the #sign# regulations applicable to the Queens Plaza Subdistrict set forth in Section 117-513 may be applied.

117-22 - Special Floor Area Regulations

LAST AMENDED
11/12/2025

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-221 - Special floor area regulations in certain paired districts

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# Area Ratio#
M1-6/ R9	8.0	9.6	10.0	15.0
M1-6/ R10	10.0	12.0	12.0	12.0

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

117-222 - Special floor area provisions for zoning lots containing schools

LAST AMENDED
11/12/2025

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

117-223 - Authorization for a public plaza

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

(1) for the purposes of determining the bonus ratio to follow:

(i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and

(ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6- 4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

(2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and

(3) modifications to the regulations governing #public plazas# shall be limited to:

(i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;

(ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and

(iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

(1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;

(2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;

(3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and

(4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

The Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

117-224 - Special floor area provisions for off-street parking

LAST AMENDED
11/12/2025

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#

117-23 - Special Yard Regulations

LAST AMENDED
11/12/2025

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

117-24 - Special Height and Setback Regulations

LAST AMENDED
11/12/2025

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

117-241 - Street wall location

LAST AMENDED
11/12/2025

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

(a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line, parallel to the Vernon Boulevard #street line#, located at a depth of five feet within the #zoning lot#; and

(b) along the following #street# frontages, for #developments# where the #street wall# width exceeds 150 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

(1) 46th Avenue;

(2) 45th Road; and

(3) 44th Drive.

117-242 - Height and setback

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

(a) the maximum base height for both districts shall be 155 feet;

(b) for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential buildings# or #residential# portions of #buildings#:

(1) within 100 feet of 21st Street shall be 350 feet; and

(2) beyond 100 feet of 21st Street shall be 750 feet; and

(c) in other locations, no maximum height limit shall apply.

117-25 - Modifications to Bulk Regulations

LAST AMENDED
11/12/2025

117-251 - Authorization for sites containing schools

LAST AMENDED
11/12/2025

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

(1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;

(2) the proposed modification does not impair the essential character of the surrounding area; and

(3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

117-26 - Off-street Parking and Loading Regulations

LAST AMENDED
11/12/2025

In M1 Districts without a letter suffix paired with an R9 or R10 District, the off-street parking provisions of Article I, Chapter 6, shall be modified as follows:

(a) the prohibition of curb cuts accessing entrances and exits to #accessory# off-street parking facilities and #public parking garages# on certain #streets#, as set forth in paragraphs (b) and (c) of Section 16-23 (Curb Cut Restrictions), shall also apply to 23rd Street; and

(b) the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-residential Uses) shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces, whichever is less.