Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-31 - Special Use Regulations

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117-31 - 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.

117-311 - 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), shall be permitted without a size limitation.

117-312 - 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 frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#. In certain locations an asterisk designates the intersection of two #street# frontages where #Tier C street frontage# regulations need only apply to a 50 foot increment of #ground floor level# #street wall# along each #street# frontage of the designated intersection. Where a flexible zone is denoted, only one such 50 foot increment need be provided and may be located anywhere along any of the designated frontages; and

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