Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-60 - DUTCH KILLS SUBDISTRICT

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117-60 - DUTCH KILLS SUBDISTRICT

LAST AMENDED
11/12/2025

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-60, inclusive, shall apply within the Dutch Kills Subdistrict.

117-61 - General Provisions

LAST AMENDED
11/12/2025

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

117-62 - Special Use Regulations

LAST AMENDED
6/6/2024

In the Dutch Kills Subdistrict, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

117-63 - Special Bulk Regulations in the Designated Districts

LAST AMENDED
12/5/2024

Maximum #floor area ratio# and #street wall# provisions in the designated districts are modified as set forth in Sections 117-631 and 117-632, respectively.

117-631 - Floor area ratio modifications

LAST AMENDED
12/5/2024

(a) Floor space used for #accessory# off-street parking spaces

In the Dutch Kills Subdistrict, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#, in any #building#, except where such floor space used for #accessory# parking is contained within a #public parking garage#.

(b) Maximum #floor area ratio# for #residential uses#

In M1 Districts paired with R5B Districts, the regulations for #qualifying residential sites# shall not apply, and the maximum #residential# #floor area ratio# shall be 1.65.

(c) Maximum #floor area ratio# for certain #commercial# and #manufacturing uses#

In M1-2 designated districts, the maximum #floor area ratio# shall be increased to 3.0 when

paired with an R5B or R5D District and 4.0 when paired with an R6A District, provided that such additional #floor area# is limited to #referenced commercial and manufacturing uses#.

(d) Maximum #floor area# in #mixed use buildings#

In M1 Districts paired with R5B or R5D districts, the regulations for #qualifying residential sites# shall not apply to #mixed use buildings#.

117-632 - Street wall location

LAST AMENDED
12/5/2024

In the Dutch Kills Subdistrict, the #street wall# location provisions of paragraph (a) of Section 23-431 shall apply.

117-64 - Special Parking Regulations

LAST AMENDED
12/5/2024

The provisions of Section 123-70 (PARKING AND LOADING) and the underlying #accessory# off-street parking and loading regulations for the designated district are modified, as follows:

(a) #Commercial# and #community facility uses#

(1) The #accessory# off-street parking and loading requirements of a C8-2 District, as set forth in Article III, Chapter 6, shall apply to all #commercial# and #community facility uses#, except that this modification shall not apply to #uses# listed in Use Group V. The #accessory# off-street parking and loading requirements applicable to the designated M1 District, set forth in Article IV, Chapter 4, and Section 123-70, shall apply to Use Group V.

(2) For Use Group V #uses#, the provisions of Section 44-232 (Waiver of Requirements for Spaces Below Minimum Number) shall be modified as follows: the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

(b) #Residential uses#

Where the designated district is an M1-2/R5B District, the provisions of paragraph (c) of Section 25-631 (Location and width of curb cuts in certain districts) shall not apply.