



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

117-60 - DUTCH KILLS SUBDISTRICT

File generated by <https://zr.planning.nyc.gov> on 3/31/2025

117-60 - DUTCH KILLS SUBDISTRICT

LAST AMENDED

10/7/2008

In the #Special Long Island City Mixed Use District#, the special regulations of Sections [117-60](#) through [117-64](#), inclusive, shall apply within the Dutch Kills Subdistrict.

117-61 - General Provisions

LAST AMENDED

10/7/2008

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section [117-60](#), inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

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.