Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

112-07 - Special Use Regulations

File generated by https://zr.planning.nyc.gov on 11/16/2026

112-07 - Special Use Regulations

LAST AMENDED
2/2/2011

Within the Special District, and notwithstanding the provisions of Article V, Chapter 2, where #commercial# or #manufacturing uses# are permitted by the underlying district regulations, such #commercial# or #manufacturing uses# shall be limited to those #uses# set forth in this Section. This Section shall apply to a new #use# in a #development# and to a change of #use# in an existing #building# to another #use# listed in the same or another Use Group.

112-071 - Uses permitted in C1 and C2 Districts

LAST AMENDED
6/6/2024

Within C1 and C2 Districts, the underlying #use# provisions shall apply, except that:

(a) #uses# listed under Use Group IV(B) shall not be permitted; and

(b) #uses# listed under Use Group X with a size limitation, as denoted with an "S" in the Use Group table set forth in Section 32-20 (Use Group X – Production Uses), inclusive, shall not exceed 10,000 square feet of #floor area# per establishment.

112-072 - Uses permitted in M1 Districts

LAST AMENDED
6/6/2024

Within M1 Districts, #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive.

112-073 - Streetscape regulations

LAST AMENDED
6/6/2024

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 City Island Avenue, between Bay Street and Carroll Street shall be considered #Tier C street frontages#, and

(b) remaining #ground floor level# #street# frontages along City Island Avenue shall be considered #Tier B street frontages#. However, in lieu of the parking wrap and enclosure provisions of Section 32-32, inclusive, the provisions for #Tier A street frontages# set forth in Section 32-312 (Ground floor level parking restrictions) may be applied.

112-074 - Sign regulations

LAST AMENDED
6/6/2024

In addition to meeting the #sign# regulations of the applicable underlying zoning district, all #signs# within the Special District shall meet the following restrictions:

(a) #signs# attached to the #street wall# of a #building# shall have a vertical dimension of not more than three feet and shall have a horizontal dimension of not more than 75 percent of the #street# frontage; and

(b) outdoor #signs# may be illuminated by indirect means only.