Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

139-10 - SPECIAL USE REGULATIONS

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

139-10 - SPECIAL USE REGULATIONS

LAST AMENDED
11/23/2021

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

139-11 - Permitted Uses

LAST AMENDED
11/23/2021

139-111 - Permitted uses in Manufacturing Districts

LAST AMENDED
6/6/2024

In all #Manufacturing Districts#, in addition to the #uses# specified in Article IV, Chapter 2, the following #uses# shall also be permitted:

(a) #uses# listed under Use Group III(B); and

(b) #uses# listed under Food and Beverage Retailers in Use Group VI, without limitation as to #floor area# per establishment.

139-112 - Permitted uses in Mixed Use Districts

LAST AMENDED
6/6/2024

In all #Mixed Use Districts#, in addition to the #uses# specified in Article XII, Chapter 3, the following #uses# shall also be permitted:

(a) #uses# listed under Food and Beverage Retailers in Use Group VI, without limitation as to #floor area# per establishment;

(b) #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 limited to 25,000 square feet of #floor area# per establishment; and

(c) distilleries listed under Use Group X shall be permitted, without limitation as to #floor area# per establishment.

139-12 - Gowanus Mix Uses

LAST AMENDED
6/6/2024

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), #Gowanus mix uses# shall include #referenced commercial and manufacturing uses#, as well as libraries, museums, community centers, non-commercial art galleries and philanthropic or non-profit institutions without sleeping accommodations listed under Use Group III. However, automotive repair and maintenance establishments listed under Use Group VI shall not be included.

139-13 - Gowanus Retail and Entertainment Uses

LAST AMENDED
6/6/2024

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, #Gowanus retail and entertainment uses# shall be #uses# listed under Use Groups VI or VIII, other than those included in #referenced commercial and manufacturing uses#.

139-14 - Supplementary Use Regulations

LAST AMENDED
11/23/2021

139-141 - Location of commercial uses in mixed buildings

LAST AMENDED
6/6/2024

In C4 Districts, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that the limitations set forth in paragraph (a) of such Section shall be modified to apply to #buildings# constructed before November 23, 2021, and the requirements in paragraph (b) of such Section shall apply only where #commercial# #uses# are located above any #story# containing #dwelling units#. In addition, the provisions of paragraph (d) of Section 32-422 shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

139-142 - Enclosure of uses

LAST AMENDED
6/6/2024

In #Manufacturing Districts#, the underlying regulations of Section 42-50 (SUPPLEMENTARY USE REGULATIONS) shall apply, except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

139-15 - Special Sign Regulations

LAST AMENDED
11/23/2021

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

(a) in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply; and

(b) any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).