



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 144-10 - SPECIAL USE REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 7/29/2025

---

## 144-10 - SPECIAL USE REGULATIONS

---

LAST AMENDED  
12/15/2021

Within the #Special Brooklyn Navy Yard District#, the #use# provisions of Article IV, Chapter 2 are modified by the provisions of this Section, inclusive.

---

## 144-11 - Additional Uses Permitted in All Districts

---

LAST AMENDED  
6/6/2024

In all districts, the underlying #use# regulations are modified as follows:

The provisions of Section [62-21](#) (Classification of Uses in the Waterfront Area), Section [62-22](#) (Commercial Docking Facilities), Section [62-24](#) (Uses on Piers and Platforms), and Section [62-25](#) (Uses on Floating Structures) shall apply, provided that all #uses# existing on #piers# and #platforms# as of December 15, 2021, shall be deemed conforming #uses#.

---

## 144-12 - Additional Uses Permitted in M2-1 Districts

---

LAST AMENDED  
12/5/2024

The provisions of Section [42-10](#) (USE ALLOWANCES) shall be modified to permit the following uses in M2-1 Districts, subject to the requirements of Section [144-213](#) (Floor area limitations on additional uses):

- (a) all #uses# listed under Use Group III(B) shall be permitted; and
- (b) all #uses# listed under Use Group VI shall be permitted, and where such #uses# have 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), such size limitation shall not apply.

---

## 144-13 - Additional Uses in M3-1 Districts

---

LAST AMENDED  
12/15/2021

Within M3-1 Districts, the City Planning Commission may allow, by authorization, #schools#, colleges or universities, without sleeping accommodations, as listed in Use Group 3A, provided that the Commission finds that:

- (a) such #school#, college or university has an academic program compatible with a tenant or industrial operation in the #Special Brooklyn Navy Yard District#; and
- (b) the location of the #school#, college or university will not interfere with any #manufacturing use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

The Commission may impose appropriate conditions and safeguards to minimize adverse impacts effects on the character of the surrounding area.

---

## 144-14 - Special Sign Regulations

---

LAST AMENDED

12/5/2024

In the #Special Brooklyn Navy Yard District#, the underlying #sign# regulations of Section [42-60](#) (SIGN REGULATIONS) shall apply, except as modified by the provisions of Section [144-141](#) (Illuminated non-flashing signage) through Section [144-143](#) (Special provisions near certain parks).

---

### 144-141 - Illuminated non-flashing signage

---

LAST AMENDED

12/5/2024

The provisions of Section [42-633](#) (Illuminated or flashing signs) shall be modified to allow one #accessory# non-#flashing# #illuminated sign# to have a #surface area# of 750 square feet in each of the following Subareas: the Navy Street Central Subarea, the Flushing East Subarea, between Clinton Avenue and Washington Avenue, the Barge Basin East Subarea, and the Barge Basin West Subarea. All other #illuminated signs# shall comply with the requirements of Section [42-633](#).

---

### 144-142 - Special provisions along district boundaries

---

LAST AMENDED

12/5/2024

The provisions of Section [42-66](#) (Special Provisions Applying Along District Boundaries) shall be modified as follows:

- (a) within the Flushing East Subarea, the provisions of Section [42-661](#) (Restrictions along the district boundary located in a street) shall not apply to any #sign# provided in accordance with Section [144-141](#) (Illuminated non-flashing signage); and
  - (b) within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin Subdistrict, the orientation provisions of Section [42-662](#) (Restriction on angle and height above curb level) shall not apply to #signs# provided in accordance with Section [144-141](#).
- 

### 144-143 - Special provisions near certain parks

---

LAST AMENDED

12/5/2024

The provisions of Section [42-65](#) (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) shall not apply to any #signs# provided in accordance with Section [144-141](#) (Illuminated non-flashing signage) within the Barge Basin East Subarea.