



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **32-35 - Special Rules for Certain Areas**

File generated by <https://zr.planning.nyc.gov> on 12/16/2024

---

## **32-35 - Special Rules for Certain Areas**

---

LAST AMENDED

6/6/2024

---

### **32-351 - Ground floor use requirements in high-density areas**

---

LAST AMENDED

6/6/2024

For all #Commercial Districts# mapped within, or with a residential equivalent of, an R9 or R10 District, or #Commercial Districts# where the #floor area ratio# for #commercial uses# is greater than 10.0, the applicable #ground floor level# streetscape provisions of this Chapter shall apply, except that for #ground floor level# #street# frontages on #wide streets#, the alternative provisions for #Tier B street frontages# set forth in Section [32-322](#) shall not apply. However, the provisions of this Section shall not apply within any Special Purpose District.

---

### **32-352 - Ground floor use requirements in the Borough of Staten Island**

---

LAST AMENDED

6/6/2024

For all C1, C2 or C4 Districts in the Borough of Staten Island, the applicable #ground floor level# streetscape provisions of this Chapter shall apply, except that #ground floor level# #street# frontages on #wide streets#, or along #narrow streets# where such a C1, C2 or C4 District is mapped along the entire #block# frontage, shall be considered #Tier C street frontages#.