



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **Chapter 8 - Special Hudson Square District (HSQ)**

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# Chapter 8 - Special Hudson Square District (HSQ)

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## 88-00 - GENERAL PURPOSES

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LAST AMENDED

3/20/2013

The “Special Hudson Square District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to support the growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial and community facility uses while promoting the retention of commercial uses and light manufacturing uses;
- (b) to recognize and enhance the vitality and character of the neighborhood for workers and residents;
- (c) to encourage the development of buildings compatible with existing development;
- (d) to regulate conversion of buildings while preserving continued manufacturing or commercial use;
- (e) to encourage the development of affordable housing;
- (f) to promote the opportunity for workers to live in the vicinity of their work;

- (g) to retain jobs within New York City; and
- (h) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

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## 88-01 - Definitions

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LAST AMENDED

6/6/2024

For the purposes of this Chapter, matter in italics is defined in Sections [12-10](#), [32-301](#) or within this Section.

### Qualifying building

For the purposes of this Chapter, a “qualifying building” shall be any *#building#* that contained at least 70,000 square feet of *#floor area#* on March 20, 2013.

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## 88-02 - General Provisions

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LAST AMENDED

10/7/2021

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Hudson Square District#, the provisions of this Chapter shall apply within the #Special Hudson Square District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section [66-11](#) (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

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## **88-03 - District Plan and Maps**

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LAST AMENDED

3/20/2013

The regulations of this Chapter are designed to implement the #Special Hudson Square District# Plan. The District Plan includes the map, “Special Hudson Square District and Subdistrict,” in the Appendix to this Chapter which is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

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## **88-04 - Subdistricts**

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LAST AMENDED

3/20/2013

In order to carry out the purposes and provisions of this Chapter, Subdistrict A is established. The Subdistrict is specified on the map in the Appendix to this Chapter.

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## **88-05 - Applicability of District Regulations**

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LAST AMENDED

3/20/2013

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## **88-051 - Applicability of Article I, Chapter 5**

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LAST AMENDED

12/5/2024

The conversion to #dwelling units# of non-#residential buildings# erected prior to December 31, 1990, or portions thereof, shall be permitted subject to the provisions applicable to #Commercial Districts# in Article I, Chapter 5 (Residential Conversion within Existing Buildings), except as superseded or modified by the provisions of this Chapter.

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## **88-10 - SUPPLEMENTAL USE REGULATIONS**

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LAST AMENDED

6/6/2024

All permitted #uses# in the underlying districts, as set forth in Section [42-10](#) (USE ALLOWANCES), inclusive, shall comply with the provisions set forth in this Section, inclusive.

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## 88-11 - Residential Use

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LAST AMENDED

3/20/2013

#Residential use# shall be permitted in accordance with the provisions of this Section.

(a) #Residential use# as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on March 20, 2013, was not occupied by a #qualifying building#. As a condition to receiving a building permit, such absence of a #qualifying building# on the #zoning lot# must be demonstrated to the satisfaction of the Department of Buildings.

(b) #Residential use# by certification

#Residential use# shall be permitted on a #zoning lot# that, on March 20, 2013, was occupied by one or more #qualifying buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot#, as it existed on March 20, 2013, will contain at least the amount of #commercial# or #manufacturing floor area# that existed within such #qualifying buildings# on the #zoning lot# on March 20, 2013, subject to the following:

- (1) #commercial# or #manufacturing# #floor area# that is preserved within existing non-#qualifying buildings# on the #zoning lot# through restrictive declaration may count

towards meeting the requirements of this certification; and

- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count towards meeting the requirements of this certification.

However, #commercial# or #manufacturing# #floor area# converted to #residential# vertical circulation space and lobby space need not be replaced as #commercial# or #manufacturing# #floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of #commercial# or #manufacturing# #floor area# that existed within such #qualifying buildings# on March 20, 2013, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change of #use# from #commercial# or #manufacturing# to #residential#, or for any #development# containing #residences#.

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## 88-12 - Community Facility Use

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LAST AMENDED

6/6/2024

The #community facility use# regulations for Use Group III that are applicable in M1 Districts shall not apply in the #Special Hudson Square District#. In lieu thereof, all #uses# listed under Use Group III shall be permitted, except that those listed under Use Group III(A) shall only be permitted in

accordance with paragraphs (a) or (b) of this Section, as applicable.

- (a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot# that, on March 20, 2013, was not occupied by a #qualifying building#. As a condition to receiving a building permit, such absence of a #qualifying building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.
- (b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on March 20, 2013, was occupied by one or more #qualifying buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of #commercial# or #manufacturing# #floor area# that existed within #qualifying buildings# on the #zoning lot# on March 20, 2013, subject to the following:
  - (1) #commercial# or #manufacturing# #floor area# that is preserved within existing non-#qualifying buildings# on the #zoning lot# through restrictive declaration may count towards meeting the requirements of this certification; and
  - (2) #floor area# from #community facility uses# with sleeping accommodations shall not count towards meeting the requirements of this certification.

However, #commercial# or #manufacturing# #floor area# converted to vertical circulation and lobby space associated with a #community facility# with sleeping accommodations need not be replaced as #commercial# or #manufacturing# #floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of #commercial# or #manufacturing# #floor area# that existed within such #qualifying buildings# on March 20, 2013, on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change of #use# from #commercial# or #manufacturing# to #community facility uses# with sleeping accommodations, or for any

#development# containing #community facility uses# with sleeping accommodations.

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## 88-13 - Commercial Use

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LAST AMENDED

6/6/2024

The #commercial# #use# regulations applicable in M1 Districts shall apply in the #Special Hudson Square District#, except that:

- (a) #uses# listed under Food and Beverage Retailers in Use Group VI shall not be limited as to the size of the establishment;
- (b) other #uses# listed under Use Group VI, as well as #uses# listed under Use Group VIII shall be limited to a size of 10,000 square feet on the #ground floor level# of #floor area# per establishment;
- (c) #commercial# #uses# permitted in M1 Districts shall be subject to the modifications set forth in Section [123-22](#) (Additional Conditions for Certain Uses), inclusive;
- (d) #transient hotels# listed under Use Group V shall be subject to the provisions of Section [32-153](#) (Use Group V – uses subject to additional conditions) applicable to a C7 District; and
- (e) eating or drinking establishments listed under Use Group VI, where such establishment provides entertainment with a cover charge or specified showtime, or includes a dance floor, shall be limited to a capacity of 200 persons or fewer. A capacity of more than 200 persons may be permitted by the Board of Standards and Appeals pursuant to Section [73-162](#) (Eating or drinking establishments).

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## 88-131 - Streetscape provisions

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LAST AMENDED

6/6/2024

For the purposes of applying the underlying provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, to the #Special Hudson Square District#, the streetscape regulations for C7 Districts shall apply to all M1 Districts.

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#), inclusive, shall apply, except that #ground floor level# #street# frontages along #wide streets# shall be considered #Tier C street frontages#.

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## 88-14 - Manufacturing Use

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LAST AMENDED

6/6/2024

In the #Special Hudson Square District#, #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section [123-22](#) (Additional conditions for certain uses), inclusive.

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## 88-20 - SIGN REGULATIONS

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LAST AMENDED

3/20/2013

In the #Special Hudson Square District#, #signs# are subject to the regulations applicable in C6-4 Districts, as set forth in Section [32-60](#), inclusive.

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## 88-30 - SPECIAL BULK REGULATIONS

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LAST AMENDED

12/5/2024

Except as modified in this Chapter, the following bulk regulations shall apply:

- (a) For #developments#, #enlargements#, or changes of #use# containing #residences#, the #bulk# regulations of a C6-4A District, as set forth in Article III, Chapter 4 (Bulk Regulations for Residential Buildings in Commercial Districts) or Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), shall apply;
- (b) For #developments#, #enlargements#, or changes of #use# containing #manufacturing#, #commercial# or #community facility uses#, the #bulk# regulations set forth in Article IV, Chapter 3 (Bulk Regulations), shall apply.

For the purposes of applying the regulations of this Section, Greenwich Street shall be a #wide street#.

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## 88-31 - Floor Area Regulations

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LAST AMENDED

12/5/2024

In the #Special Hudson Square District#, the #floor area# regulations applicable to a C6-4A District shall apply.

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## 88-311 - Special floor area regulations in Subdistrict A

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LAST AMENDED

12/5/2024

Within Subdistrict A, any floor space designated for #use# as a #school# shall be exempted from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#, provided that such school is either:

- (a) a public school, subject to the jurisdiction of the New York City Department of Education, pursuant to an agreement accepted by the School Construction Authority; or
- (b) a charter school, subject to the New York State Education Law, pursuant to an agreement with a charter school organization.

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## 88-32 - Yard Regulations

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LAST AMENDED

12/5/2024

In the #Special Hudson Square District#, the #yard# provisions applicable in C6 Districts shall apply to non-#residential# #buildings#, or the non-#residential# portion of a #building#.

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## 88-33 - Height and Setback

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LAST AMENDED

12/5/2024

In the #Special Hudson Square District#, the height and setback regulations applicable to C6-4A Districts shall apply, except that for #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#, the maximum height of such #buildings# shall be 290 feet. In addition, for #buildings# that exceed a height of 230 feet, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of such portion of the #building#.

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## 88-331 - Special height and setback regulations in Subdistrict A

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LAST AMENDED

12/5/2024

For #zoning lots# in Subdistrict A of this Chapter, the regulations in Section [88-33](#) applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

(a) Maximum #building# height

The maximum height of #buildings# shall be 430 feet.

(b) #Lot coverage#

The minimum #lot coverage# of the portion of a #building# above the maximum base height shall be 30 percent of the #lot area# of the #zoning lot#. However, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height may cover less than 30 percent of the #lot area# of a #zoning lot# provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# directly located below the highest 15 percent of such portion of the #building#.

(c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, such #zoning# #lot line# shall be considered to be a #wide# #street line# for the purposes of applying all #bulk# regulations of this Resolution, except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide# #street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.

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**88-40 - PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS**

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12/5/2024

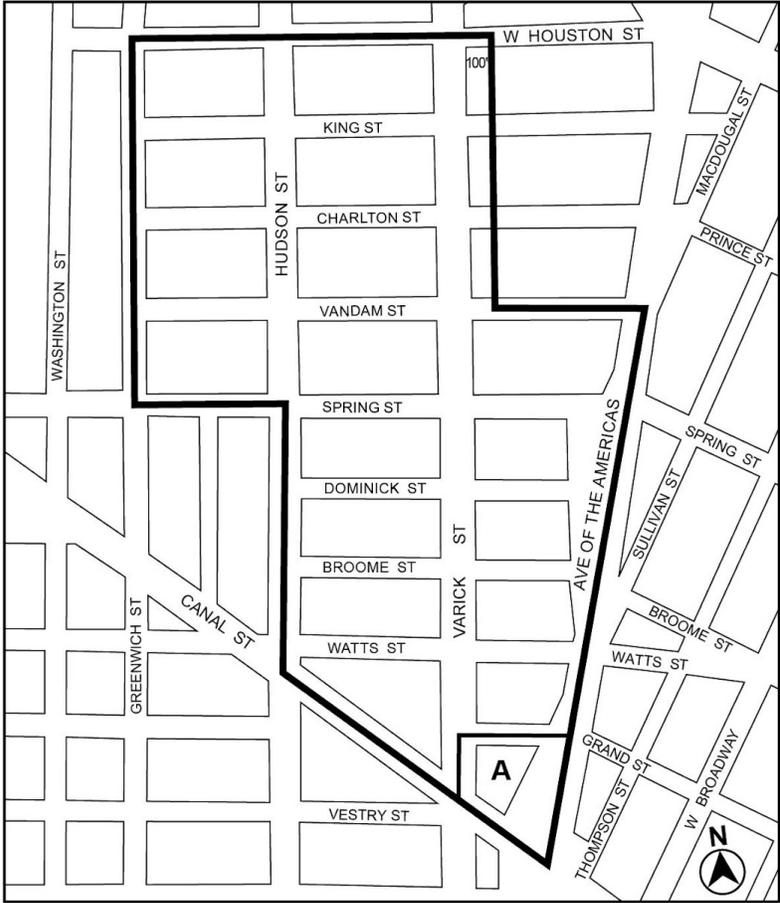
In the #Special Hudson Square District#, the parking regulations applicable in C6-4 Districts, as set forth in Article III, Chapter 6, and as modified, pursuant to Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core) shall apply.

## **Appendix A - Special Hudson Square District Plan**

LAST AMENDED

3/20/2013

Special Hudson Square District and Subdistrict



- Special Hudson Square District**
- Special Hudson Square District Subdistrict A**

