Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Chapter 8 - Special Hunts Point District (HP)

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108-00 - GENERAL PURPOSES

LAST AMENDED
7/23/2008

The "Special Hunts Point District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Hunts Point community. These goals include, among others, the following specific purposes:

(a) to provide a buffer of high-performance industrial and other commercial establishments around the residential area;

(b) to encourage the development of food-related businesses and other compatible businesses;

(c) to create a transition between the Hunts Point Food Market and related businesses and the adjacent neighborhood;

(d) to retain jobs in New York City;

(e) to promote the development of retail businesses in the neighborhood;

(f) to provide an opportunity for the physical improvement of Hunts Point; and

(g) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

108-01 - General Provisions

LAST AMENDED
5/12/2021

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Hunts Point District#, the provisions of this Chapter shall apply to all #developments# and #enlargements# within the #Special Hunts Point District#. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter.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#, 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 Zones), the provisions of Article VI, Chapter 4, shall control.

The provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) shall apply in the Residential Buffer Subdistrict, and shall not apply in the Food Industry Subdistrict. For any food store subject to the provisions of Article VI, Chapter 3, the parking regulations of Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts) shall supersede the provisions of Section 108-20 (MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT).

108-02 - District Plan and Maps

LAST AMENDED
7/23/2008

The District Plan for the #Special Hunts Point District# identifies specific areas comprising the Special District in which special zoning regulations are established in order to carry out the general purposes of the #Special Hunts Point District#.

These areas shall include the Residential Buffer and the Food Industry Subdistricts.

The District Plan includes the #Special Hunts Point District# Map located in Appendix A to this Chapter.

The map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter shall apply.

108-10 - USE REGULATIONS

LAST AMENDED
7/23/2008

108-11 - Use Modifications in the Special Hunts Point District

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, #transient hotels# or #motels# listed under Use Group V shall not be permitted within the areas designated on the #Special Hunts Point District# Map in Appendix A. Within such areas, Section 74-153 (In M1 Districts) shall not be applicable.

108-12 - Use Modifications in the Residential Buffer Subdistrict

LAST AMENDED
6/6/2024

(a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses#:

From Use Group III

Community Centers

Libraries

Museums

Non-commercial recreational centers

From Use Group VI

All #uses# listed under Food and beverage Retailers, with no limitation as to #floor area# per establishment

Other #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), inclusive, up to a size limit of 40,000 square feet of #floor area# per establishment

within 500 feet of the center line of Garrison Avenue.

(b) In the #Special Hunts Point District#, within the Residential Buffer Subdistrict, #uses# listed under Use Groups IV(B), IX or 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.

108-13 - Use Modifications in the Food Industry Subdistrict

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed under Use Groups IV(B) and IX 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, except that refrigerating plants listed under Use Group IX, shall be permitted.

108-14 - Enclosure Regulations

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, all #uses# listed under Use Groups IV, VI, VII, VIII, IX or X and are not permitted as-of-right within C7 Districts, shall be located within completely enclosed #buildings#, except that building materials or contractors' yards listed under Use Group IX(A) may be open or enclosed.

108-15 - Applicability of Article V, Chapter 2 (Non-conforming Uses)

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, a #non-conforming# #use# may be changed only to a #conforming# #use#.

The following sections pertaining to #non-conforming# #uses# in the #Special Hunts Point District# shall not apply:

Section 52-32 (Land With Minor Improvements)

Section 52-33 (Manufacturing or Related Uses in Residence Districts), inclusive

Section 52-34 (Commercial Uses in Residence Districts)

Section 52-35 (Manufacturing or Related Uses in Commercial Districts)

Section 52-36 (Non-conforming Commercial Uses in Commercial Districts)

Section 52-37 (Non-conforming Commercial Uses in Manufacturing Districts)

Section 52-43 (Residence Districts Except R1 and R2 Districts)

Section 52-44 (Non-conforming Residential Uses in M1 Districts)

Section 52-45 (Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts)

Section 52-54 (Buildings Designed for Residential Use in Residence Districts)

Section 52-56 (Multiple Dwellings in M1-1D Through M1-5D Districts)

Section 52-62 (Buildings Containing Residences in M1-1D Through M1-5D Districts)

Section 52-72 (Land with Minor Improvements)

Section 52-731 (Advertising signs)

Section 52-732 (Signs on awnings or canopies)

Section 52-74 (Uses Objectionable in Residence Districts)

Section 52-75 (Certain Types of Uses Involving Open Storage or Salvage).

108-20 - MODIFICATION OF PARKING REQUIREMENTS IN THE RESIDENTIAL BUFFER SUBDISTRICT

LAST AMENDED
6/6/2024

In the Residential Buffer Subdistrict, parking shall be provided at the rate of one space per 300 square feet of #floor area# for grocery and convenience retailers and specialty food retailers listed under Use Group VI. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces and #accessory# off-street loading berths.

108-30 - MODIFICATION OF STREET TREE REQUIREMENTS

LAST AMENDED
6/6/2024

Notwithstanding the provisions of Section 43-03 (Street Tree Planting in Manufacturing Districts), all #developments# or #enlargements# within the #Special Hunts Point District# that include #uses# listed under Use Groups IV(B), IX(B) or X shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed under Use Groups IV(B), IX(B) or X.

Appendix A - Special Hunts Point District

LAST AMENDED
7/23/2008

Special Hunts Point District Boundary

Subdistrict Boundary

Hotels or motels not allowed

A Residential Buffer Subdistrict

B Food Industry Subdistrict