Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

84-12 - Use Regulations

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84-12 - Use Regulations

LAST AMENDED
2/2/2011

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial# #uses#, #residential uses# are permitted on the same #story# as a #commercial# #use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial# #uses# are not located over any #residences#. However, such #commercial# #use# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial# #uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

(a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and

(b) supermarkets are permitted with no limitation on #floor area#.

Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel# #uses# where permitted pursuant to Section 32-02 (Special Provisions for Hotels), or both #residential# and hotel #uses#.

In the case of hotel #uses# on this #zoning lot#:

(1) a #health and fitness establishment# may be permitted; and

(2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #health and fitness establishment# or a non-#residential# #accessory use#, may be located above a #story# containing #residential uses#.

84-121 - Uses along Esplanade

LAST AMENDED
2/2/2011

Except as set forth in this Section and in Section 84-12 (Use Regulations), #uses# fronting on the #Esplanade# shall be limited to the #uses# listed in Use Groups 2, 3 and 4 as set forth in Section 22-10 (USES PERMITTED AS-OF-RIGHT), except that in the areas indicated as permitted #commercial# locations in Appendix 2.3, in the lowest #story# other than a #basement# in any #building#, the following additional #uses# shall be permitted:

Eating or drinking places, as listed in Use Group 6A in Section 32-15

84-122 - Uses permitted within public open space areas

LAST AMENDED
2/27/2001

Public open space areas located between Murray Street and Warren Street, as indicated in Appendix 3.6, shall be improved at or above grade for use by the public as open areas for passive and/or active recreational #uses#.