



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-05 - Applicability of District Regulations

File generated by <https://zr.planning.nyc.gov> on 5/13/2025

93-05 - Applicability of District Regulations

LAST AMENDED
1/19/2005

93-051 - Applicability of Article I, Chapter 1

LAST AMENDED
3/28/2012

Within the #Hudson Yards Redevelopment Area#, Section [11-332](#) (Extension of period to complete construction) shall apply, except that notwithstanding the provisions of paragraph (a) of such Section, in the event that other construction for which a building permit has been lawfully issued and for which construction has been commenced but not completed on January 19, 2005, such other construction may be continued provided that the construction is completed and a temporary or permanent certificate of occupancy is obtained not later than January 19, 2006.

93-052 - Applicability of Article I, Chapter 3

LAST AMENDED
12/5/2024

#Public parking lots# authorized prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistricts F and G.

The following provisions of Article I, Chapter 3, governing #automated parking facilities#, automobile rental establishments, commercial or public utility vehicle parking, and off-street loading berths shall apply to Subdistricts A, B, C, D and E, as applicable:

- (a) for #automated parking facilities#, the provisions of paragraph (b) of Section [13-24](#) (Reservoir Spaces), paragraph (b) of Section [13-26](#) (Minimum and Maximum Size of Parking Facilities), paragraph (a)(3) of Section [36-521](#) (Size of spaces), and Section [36-524](#) (Calculating floor area in parking facilities with lift systems, or in automated parking facilities);
- (b) for automobile rental establishments, the provisions of Section [13-15](#) (Permitted Parking for Automobile Rental Establishments), paragraph (b) of Section [13-221](#) (Enclosure and screening requirements), Section [13-231](#) (Location of curb cuts), paragraph (b) of Section [13-232](#) (Maximum width of curb cuts), paragraph (c) of Section [13-24](#), and paragraph (c) of Section [13-26](#);
- (c) or commercial or public utility vehicle parking, the applicable provisions of Section [36-46](#) (Restrictions on the Use of Accessory Parking Spaces and Spaces in Public Parking Garages and Public Parking Lots), inclusive; and
- (d) for off-street loading berths, the provisions of Section [13-30](#), inclusive.

Additional provisions of Article I, Chapter 3, shall be applicable as specified in Section [93-80](#), inclusive.

93-053 - Applicability of Article VII, Chapter 3

LAST AMENDED
6/6/2024

The following special permits by the Board of Standards and Appeals shall not be applicable:

- Section [73-143](#) (Electric or gas utility substations) shall not apply to electrical utility substations. In lieu thereof, such #uses# shall be allowed within the #Special Hudson Yards District# upon authorization of the City Planning Commission pursuant to Section [93-18](#) (Authorization for Electrical Utility Substations)
- Section [73-62](#) (Modification of Bulk Regulations for Buildings Containing Residences)
- Section [73-63](#) (Enlargement of Non-residential Buildings)
- Section [73-64](#) (Modifications for Community Facility Uses).

93-054 - Applicability of Article VII, Chapter 4

LAST AMENDED

12/5/2024

(a) The following special permits by the City Planning Commission shall not be applicable:

- Section [74-142](#) (Electric utility substations) shall not apply. In lieu thereof, such #uses# shall be allowed within the #Special Hudson Yards District# upon authorization of the City Planning Commission pursuant to Section [93-18](#) (Authorization for Electrical Utility Substations)
- Section [74-61](#) (Developments on Lots that Include Railroad Right-of-Ways)
- Section [74-72](#) (Bulk Modification)
- Section [74-74](#) (Large-scale General Development) shall be inapplicable in the Large-scale Plan Subdistrict A
- Section [74-821](#) (Court houses)
- Section [74-831](#) (Development in certain Commercial Districts)
- Section [74-85](#) (Covered Pedestrian Space)
- Section [74-91](#) (Modification of Public Plazas).

(b) The following provisions regarding special permits by the City Planning Commission shall be applicable as modified:

- Section [74-194](#) (Public parking garages or public parking lots in high density central areas) shall be applicable to the renewal of City Planning Commission special permits for #public parking lots# and #public parking garages# granted prior to April 14, 2010.
- Section [74-81](#) (Through Block Arcades) shall apply to any #development# or #enlargement# for which a #through block arcade# would not otherwise be permitted pursuant to this Chapter, except that no #floor area# bonus shall be permitted.

93-055 - Applicability of Article VII, Chapter 5

LAST AMENDED

- (a) The following authorization by the City Planning Commission or certifications from the Chairperson of the City Planning Commission shall not be applicable:

Section [75-411](#) (Developments on or over railroad rights-of-way)

Section [75-412](#) (Developments on lots under one and a half acres that include railroad rights-of-way)

In lieu thereof, all #developments# or #enlargements# on or over a #railroad right-of-way# or on #zoning lots# that include a #railroad right-of-way# shall comply with the provisions of this Chapter.

- (b) The following provisions regarding certification by the Chairperson of the City Planning Commission shall be applicable as modified:

Section [75-42](#) (Transfer of Development Rights From Landmark Sites) shall apply, except that within the Pennsylvania Station Subarea B4 of the Farley Corridor Subdistrict B, such section shall be applicable only for a #development# or #enlargement# that has increased its permitted #floor area ratio# to 15.0 pursuant to Section [93-35](#) (Special Permit for Transit Bonus in Pennsylvania Station Subarea B4). Furthermore, the maximum amount of #floor area# that may be transferred from the #zoning lot# occupied by a landmark #building# may increase the maximum allowable #floor area ratio# within the Pennsylvania Station Subarea B4 to 19.5.

93-056 - Modification of use and bulk regulations for zoning lots bounding Hudson Boulevard Park

LAST AMENDED

12/5/2024

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public parks# located between West 35th Street, Hudson Boulevard East, West 33rd Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard West for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public park# located between West 39th Street, Tenth Avenue, West 38th Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard East and West, as applicable, for the purposes of applying all #use# and #bulk# regulations of this Resolution.