Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

94-06 - Special Use Regulations

File generated by https://zr.planning.nyc.gov on 11/16/2026

94-06 - Special Use Regulations

LAST AMENDED
10/4/1973

In order to preserve the character of the area and to encourage waterfront and related #uses#, special limitations are imposed on the location, size and kinds of #uses# permitted within the Special District as set forth in this Section.

94-061 - Permitted residential, community facility and commercial uses

LAST AMENDED
6/6/2024

A. #Residential# and #community facility# #uses#

#Residential# and #community facility# #uses# shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

B. #Commercial# #uses#

In all Areas, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, the underlying C2 District regulations shall apply to #commercial# #uses#.

94-062 - Streetscape regulations

LAST AMENDED

The underlying #ground floor level# streetscape provisions of Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

(a) #ground floor level# #street# frontages in Areas A, B, C and D as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter along Emmons Avenue shall be considered #Tier C street frontages#;

(b) #ground floor level# #street# frontages in Areas A, B, C, E and F, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, along Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue, as well as, in Areas E and F, frontages along Emmons Avenue, shall be considered #Tier B street frontages#; and

(c) in Areas A, B, C and D, the size of #ground floor level# #commercial uses# shall be limited to a maximum #floor area# of 3,500 square feet per establishment and to a maximum frontage per establishment at the #ground floor level# of 35 feet when facing any plaza, Emmons Avenue, Sheepshead Bay Road, Ocean Avenue and Bedford Avenue, except that:

(1) such size limitation shall not apply to eating or drinking establishments listed under Use Group VI; and

(2) in Area B, grocery and convenience retailers listed under Use Group VI may exceed such size limitations if the following criteria are met:

(i) such establishment shall be on a #zoning lot# existing on May 27, 2015;

(ii) only one such establishment shall be permitted on a #zoning lot#; and

(iii) the size of such establishment shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products and, further,

such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space.

94-063 - Additional sign regulations

LAST AMENDED
6/6/2024

Where #illuminated signs# are permitted by the underlying district regulations, such #signs# shall have only indirect illumination. Where #signs#, other than #advertising signs#, are permitted by the underlying district regulations, such #signs# shall not extend above the roof level of any #building or other structure# in the Special District.