Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

94-07 - Mandatory Provisions

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94-07 - Mandatory Provisions

LAST AMENDED
10/4/1973

All #developments# within the Special District shall comply with the mandatory provisions made applicable by this Section and such mandatory improvements, when developed for a #floor area# bonus pursuant to Section 94-08 (Special Floor Area Bonus Provisions), shall require certification by the City Planning Commission, pursuant to Section 94-13.

94-071 - Sidewalk extension area

LAST AMENDED
5/12/2021

All #developments# which are located on a #zoning lot# with frontage along Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue shall contain a sidewalk extension area, which complies with the following requirements:

(a) has a minimum depth of five feet, measured perpendicular to such #street lines#;

(b) extends the full length of the #zoning lot# along such #street lines#, except for existing #buildings# within five feet of the #street line#;

(c) is open and unobstructed from its lowest level to the sky;

(d) maintains continuity with the established sidewalk, to which it shall be immediately adjacent throughout its entire length;

(e) is available for public use at all times; and

(f) has a paved surface which complies with standards as established by the New York City Department of Transportation.

No sidewalk extension area shall be required along any portion of a #street line# where a plaza is provided in accordance with the provisions of Sections 94-072 (Special plaza provisions) or 94-081 (Plaza bonus).

94-072 - Special plaza provisions

LAST AMENDED
5/12/2021

In Areas A, C and E, all #developments# that are located on a #zoning lot# with frontage along Emmons Avenue, except for a #zoning lot# of less than 8,000 square feet that was in existence as of November 1, 1972, shall provide and maintain a plaza for public use which complies with the following requirements:

(a) The plaza shall #abut# the Emmons Avenue #street line# along the full length of such #lot line# or for a distance of at least 50 feet, whichever is less.

(b) The plaza shall be directly accessible to the public at all times from Emmons Avenue or a plaza.

(c) The size of the plaza shall be at least 4,000 square feet in one location with a minimum dimension of 35 feet, and shall comply with the provisions of Section 94-20 (DESIGN REQUIREMENTS FOR PLAZAS).