Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-10 - PRESERVATION AREA (Area A)

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109-10 - PRESERVATION AREA (Area A)

LAST AMENDED
2/2/2011

The provisions of this Section 109-10, inclusive, shall apply within Area A (Preservation Area) as shown on the District Map in Appendix A.

109-11 - Special Use Regulations

LAST AMENDED
2/3/1977

109-111 - Special regulations for existing commercial or manufacturing uses

LAST AMENDED
2/3/1977

The continuation, #extension# or change of #use# of existing #commercial# or #manufacturing uses# within Area A shall be governed by the underlying district #use# regulations.

109-112 - Special use regulations for developments

LAST AMENDED
6/6/2024

For any #building# or portion of a #building# #developed# or #enlarged# within Area A, #uses# listed in the underlying district regulations are permitted except for the following #uses#:

From Use Group IV

All #uses# listed under Use Group IV(B)

From Use Group VI

#Uses# under Use Group VI that are subject to a size limitation of 10,000 square feet of #floor area# per establishment in C2 Districts, as set forth in Section 32-16 (Use Group VI – Retail and Services), inclusive, shall not be permitted a size beyond such threshold

From Use Group IX

All #uses# listed under Use Group IX(C).

109-113 - Streetscape Provisions

LAST AMENDED
6/6/2024

The underlying #ground floor level# streetscape provisions shall apply. However, along #Tier B street frontages# where the alternate #ground floor level# provisions are able to be applied, in accordance with Section 32-322, the following transparency requirements shall be applied in addition to the provisions of such Section:

#Ground floor level# #street walls# shall be glazed with transparent materials, which may include #show windows#, transom windows, or glazed portions of doors. Such transparent materials shall occupy at least 25 percent of the surface area of such #ground floor level# #street wall#, up to a height

of 12 feet above #curb level#, or the height of the ground floor ceiling, whichever is higher. Transparent areas may include storefronts subject to Section 109-50 (SPECIAL REVIEW PROVISIONS), inclusive. Door or window openings within such surface areas shall be considered transparent. Such opening shall have a minimum width of two feet.

109-12 - Bulk Regulations

LAST AMENDED
2/3/1977

109-121 - Floor area regulations

LAST AMENDED
12/5/2024

Within Area A, the maximum #floor area ratio# for a #zoning lot# shall not exceed the following:

Lot Type	Maximum Permitted #Floor Area Ratio#	Maximum #Floor Area Ratio# for #qualifying affordable housing# or #qualifying senior housing#
#Corner lots#	4.8	5.76
#Interior# or #through lots#	4.1	4.92

109-122 - Height and setback regulations

LAST AMENDED
12/5/2024

The underlying height and setback provisions applicable to an R8B District shall apply to any #building or other structure# on an #interior lot# or #through lot#, and the underlying height and setback provisions applicable to an R7A District shall apply to #corner lots#.

109-13 - Special Front Wall Regulations

LAST AMENDED
12/5/2024

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. For the purposes of applying #street wall# location provisions, all #streets# shall be considered as #wide streets#. In the event that a #development# occupies an entire #block# frontage, additional recesses are permitted provided that there are no front wall recesses within 10 feet of the intersection of two #street lines#. The exterior #building# materials of the front wall shall be predominantly of masonry.

109-14 - Parking Regulations

LAST AMENDED
12/5/2024

No #accessory# off-street parking is permitted for any #development# or #enlargement# in Area A, except as set forth herein.

The City Planning Commission may allow #accessory# off-street parking facilities for any #development# or #enlargement# on a #zoning lot# pursuant to the applicable authorization or special permit in Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core).