Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-20 - MULBERRY STREET REGIONAL SPINE (AREA A1)

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109-20 - MULBERRY STREET REGIONAL SPINE (AREA A1)

LAST AMENDED
12/5/2024

The provisions set forth in Section 109-10 (Preservation Area--Area A), inclusive, are applicable within Area A1 (Mulberry Street Regional Spine) as shown on the District Plan (Appendix A), except as modified herein.

109-21 - Use Regulations

LAST AMENDED
6/6/2024

The provisions of Section 109-11 (Special Use Regulations) shall apply, except that all #uses# under Use Group VI that are subject to a size limitation of 10,000 square feet of #floor area# per establishment, shall be further limited to a maximum size of 5,000 square feet of #floor area# per establishment.

109-211 - Streetscape Regulations

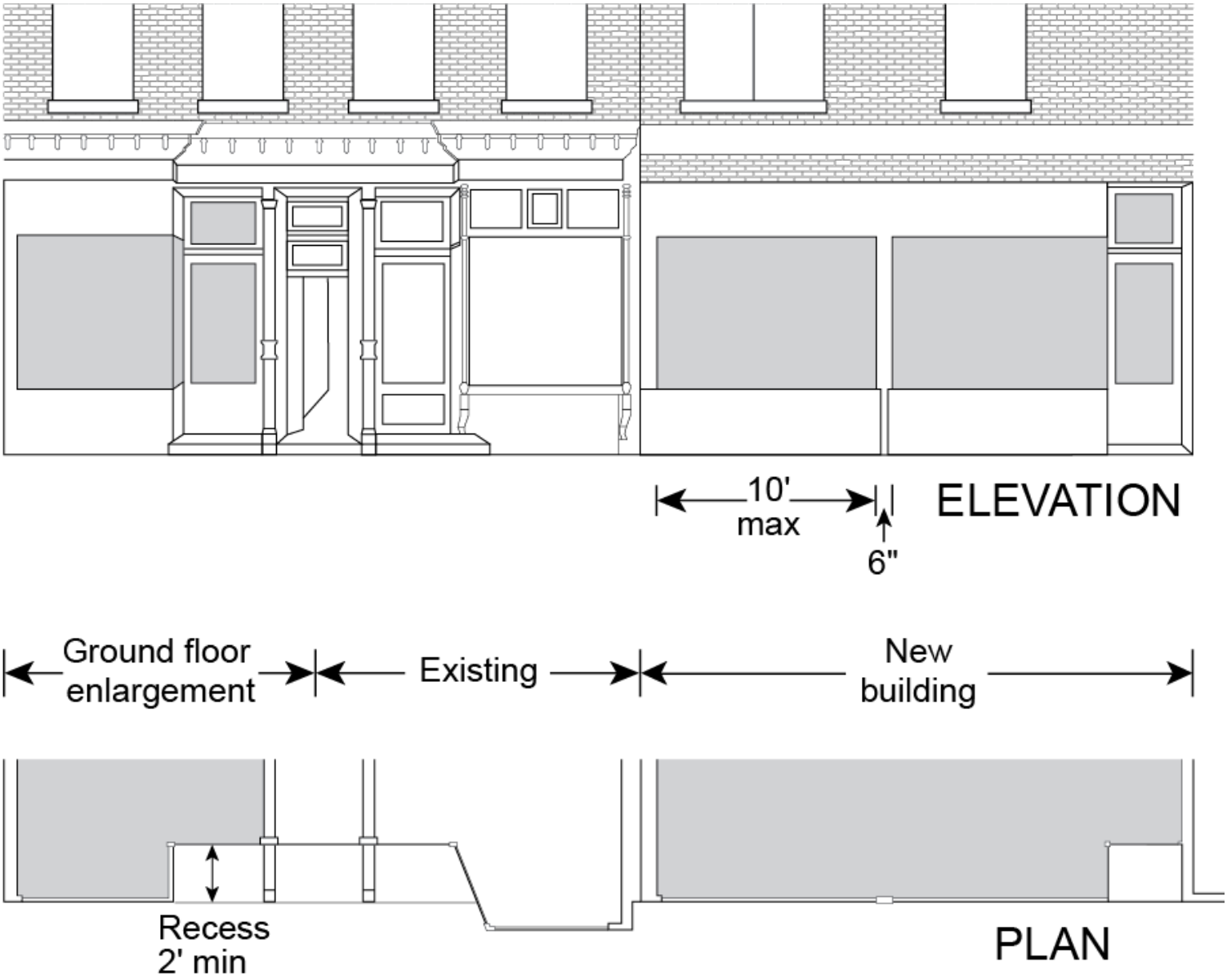
LAST AMENDED
6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontages# along #streets#, or portions thereof, designated in Area A1 (Mulberry Street Regional Spine) as shown on the District Map in Appendix A of this Chapter shall be considered #Tier C street frontages#.

In addition to the glazing requirements for #Tier C street frontages#, the following shall apply:

(a) the maximum horizontal width of a transparent area shall not exceed 10 feet in width, and shall be separated by a mullion of no less than six inches in width; and

(b) storefront entrance doors shall be set back a minimum of two feet behind the vertical surface of the #show windows#.



Storefront Illustration

109-212 - Sign Regulations

LAST AMENDED

6/6/2024

In addition to the underlying district #sign# regulations, the following regulations shall apply to all #signs#:

(a) #signs# may not occupy more than 25 percent of the total area of the storefront measured from #curb level# to 10 feet above #curb level#;

(b) all permitted #signs# which project from the front #building# wall shall be located not less than 10 feet above #curb level#; and

(c) #signs# may not cover columns, cornices or sills.

109-22 - Bulk Regulations

LAST AMENDED
2/3/1977

109-221 - Floor area regulations

LAST AMENDED
12/5/2024

Within Area A1, the maximum #floor area ratio# on a #zoning lot# shall not exceed the following:

	#Floor Area Ratio#

#Use#	#Corner Lot#	#Through Lot# or #Interior Lot#
#Commercial#	5.1	4.5
#Community facility# or #residential# other than #qualifying affordable housing# or #qualifying senior housing#	4.1	3.5
#Qualifying affordable housing# or #qualifying senior housing#	4.92	4.2

The maximum #floor area# in a #mixed building# shall be the maximum #floor area# permitted for either the #commercial# portion of such #building#, or the #community facility# portion of such #building# or the #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.