Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

108-12 - Use Modifications in the Residential Buffer Subdistrict

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LAST AMENDED
6/6/2024

(a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses#:

From Use Group III

Community Centers

Libraries

Museums

Non-commercial recreational centers

From Use Group VI

All #uses# listed under Food and beverage Retailers, with no limitation as to #floor area# per establishment

Other #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI Retail and Services), inclusive, up to a size limit of 40,000 square feet of #floor area# per establishment within 500 feet of the center line of Garrison Avenue.

(b) In the #Special Hunts Point District#, within the Residential Buffer Subdistrict, #uses# listed under Use Groups IV(B), IX or X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE

REGULATIONS), inclusive.