Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

144-10 - SPECIAL USE REGULATIONS

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144-10 - SPECIAL USE REGULATIONS

LAST AMENDED
12/15/2021

Within the #Special Brooklyn Navy Yard District#, the #use# provisions of Article IV, Chapter 2 are modified by the provisions of this Section, inclusive.

144-11 - Additional Uses Permitted in All Districts

LAST AMENDED
6/6/2024

In all districts, the underlying #use# regulations are modified as follows:

The provisions of Section 62-21 (Classification of Uses in the Waterfront Area), Section 62-22 (Commercial Docking Facilities), Section 62-24 (Uses on Piers and Platforms), and Section 62-25 (Uses on Floating Structures) shall apply, provided that all #uses# existing on #piers# and #platforms# as of December 15, 2021, shall be deemed conforming #uses#.

144-12 - Additional Uses Permitted in M2-1 Districts

LAST AMENDED
12/5/2024

The provisions of Section 42-10 (USE ALLOWANCES) shall be modified to permit the following uses in M2-1 Districts, subject to the requirements of Section 144-213 (Floor area limitations on additional uses):

(a) all #uses# listed under Use Group III(B) shall be permitted; and

(b) all #uses# listed under Use Group VI shall be permitted, and where such #uses# have 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), such size limitation shall not apply.

144-13 - Additional Uses in M3-1 Districts

LAST AMENDED
12/15/2021

Within M3-1 Districts, the City Planning Commission may allow, by authorization, #schools#, colleges or universities, without sleeping accommodations, as listed in Use Group 3A, provided that the Commission finds that:

(a) such #school#, college or university has an academic program compatible with a tenant or industrial operation in the #Special Brooklyn Navy Yard District#; and

(b) the location of the #school#, college or university will not interfere with any #manufacturing use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

The Commission may impose appropriate conditions and safeguards to minimize adverse impacts effects on the character of the surrounding area.

144-14 - Special Sign Regulations

LAST AMENDED
12/5/2024

In the #Special Brooklyn Navy Yard District#, the underlying #sign# regulations of Section 42-60 (SIGN REGULATIONS) shall apply, except as modified by the provisions of Section 144-141 (Illuminated non-flashing signage) through Section 144-143 (Special provisions near certain parks).

144-141 - Illuminated non-flashing signage

LAST AMENDED
12/5/2024

The provisions of Section 42-633 (Illuminated or flashing signs) shall be modified to allow one #accessory# non-#flashing# #illuminated sign# to have a #surface area# of 750 square feet in each of the following Subareas: the Navy Street Central Subarea, the Flushing East Subarea, between Clinton Avenue and Washington Avenue, the Barge Basin East Subarea, and the Barge Basin West Subarea. All other #illuminated signs# shall comply with the requirements of Section 42-633.

144-142 - Special provisions along district boundaries

LAST AMENDED
12/5/2024

The provisions of Section 42-66 (Special Provisions Applying Along District Boundaries) shall be modified as follows:

(a) within the Flushing East Subarea, the provisions of Section 42-661 (Restrictions along the district boundary located in a street) shall not apply to any #sign# provided in accordance with Section 144-141 (Illuminated non-flashing signage); and

(b) within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin Subdistrict, the orientation provisions of Section 42-662 (Restriction on angle and height above curb level) shall not apply to #signs# provided in accordance with Section 144-141.

144-143 - Special provisions near certain parks

LAST AMENDED
12/5/2024

The provisions of Section 42-65 (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) shall not apply to any #signs# provided in accordance with Section 144-141 (Illuminated non-flashing signage) within the Barge Basin East Subarea.