



**Zoning Resolution**

THE CITY OF NEW YORK  
Eric Adams, Mayor

CITY PLANNING COMMISSION  
Daniel R. Garodnick, Chair

**Chapter 5 - Special Downtown Jamaica District (DJ)**

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## Chapter 5 - Special Downtown Jamaica District (DJ)

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### 115-00 - GENERAL PURPOSES

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LAST AMENDED  
2/2/2011

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purpose:

- (a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;
  - (b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
  - (c) to encourage the development of affordable housing;
  - (d) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
  - (e) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
  - (f) to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;
  - (g) to encourage the design of new buildings that are in character with the area;
  - (h) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
  - (i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.
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### 115-01 - General Provisions

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LAST AMENDED  
10/7/2021

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections [11-42](#) (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and [11-43](#) (Renewal of Authorization or Special Permit).

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### 115-02 - District Plan and Maps

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LAST AMENDED  
9/10/2007

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

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|-------|---|
| Map 1 | Special Downtown Jamaica District                           |
| Map 2 | Ground Floor Use and Transparency and Curb Cut Restrictions |
| Map 3 | Street Wall Location  |
| Map 4 | Street Wall Height  |
| Map 5 | Maximum Building Height                                     |
| Map 6 | Sidewalk Widening   |

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

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### 115-10 - SPECIAL USE REGULATIONS

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LAST AMENDED  
6/6/2024

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the

underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section [115-11](#). The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section [115-12](#). Special streetscape regulations shall apply pursuant to Section [115-14](#). The #use# regulations of the underlying M1-4 District are modified as specified in Section [115-13](#).

In addition, the provisions of paragraph (d) of Section [32-422](#) (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

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## 115-11 - Public Parking Garages

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LAST AMENDED  
6/6/2024

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections [36-53](#) (Width of Curb Cuts and Location of Access to the Street), [36-55](#) (Surfacing) and [36-56](#) (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section [74-194](#) (Parking garages or public parking lots in high density central areas).

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## 115-12 - Use Group IX in C6-4 Districts

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LAST AMENDED  
6/6/2024

In C6-4 Districts, the size limitations applicable to wholesale establishments listed under Use Group IX(A), as set forth in paragraph (e)(2) of Section [32-193](#) (Use Group IX – uses subject to size limitations) shall not apply.

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## 115-13 - Modification of Use Regulations in M1-4 Districts

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LAST AMENDED  
6/6/2024

The #use# regulations of the underlying M1-4 District shall apply, except as follows:

- (a) all #uses# listed under Use Group III(B) shall be permitted;
- (b) #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), shall be permitted without size limitation;
- (c) #uses# listed under Use Groups IV(B), IX and 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; and
- (d) such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section [42-163](#) (Use Group VI – uses subject to additional conditions) shall be located within a #completely enclosed building#.

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## 115-14 - Streetscape Regulations

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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 on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter shall be considered #Tier C street frontages#. In addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

Defined terms in this Section include those in Sections [12-10](#) and 32-301.

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## 115-20 - SPECIAL BULK REGULATIONS

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LAST AMENDED  
9/10/2007

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## 115-21 - Floor Area Ratio, Open Space and Lot Coverage

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LAST AMENDED  
10/7/2021

- (a) Maximum #floor area ratio# for #zoning lots# containing non-#residential uses#

In C6-2 and C6-3 Districts, the underlying #floor area ratio# and #open space# provisions shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial# and #community facility uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, the underlying #floor area ratio# provisions shall apply to #community facility uses#. For #commercial uses#, the maximum #floor area ratio# shall be 12.0.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

(b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the #floor area ratio# set forth in Section [115-211](#) (Special regulations for Inclusionary Housing designated areas) or Section [115-212](#) (Special regulations for Mandatory Inclusionary Housing areas), as applicable, for the district. In addition, for #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#). Such bonuses may be applied separately or in combination. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#).

(c) #Lot coverage#

In C4 and C6 Districts, for #residential buildings# or the #residential# portion of a #mixed building#, the maximum #lot coverage# shall be 100 percent on a #corner lot# and 70 percent on an #interior# or #through lot#.

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### 115-211 - Special regulations for Inclusionary Housing designated areas

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LAST AMENDED  
10/9/2013

(a) Applicability

Locations in R7A, R7X, C4-4A, C4-5X, C6-2, C6-3 and C6-4 Districts designated in APPENDIX F of this Resolution within the #Special Downtown Jamaica District# shall be #Inclusionary Housing designated areas#, pursuant to Section [12-10](#) (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section [23-90](#) (INCLUSIONARY HOUSING), inclusive, applicable as modified, within the Special District.

(b) Maximum #floor area ratio#

The maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# set forth in the table in this Section, except that such base #floor area ratio# may be increased to the maximum #floor area ratio#, set forth in Section [23-154](#) (Inclusionary Housing), through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section [23-90](#), inclusive.

District	Base #Floor Area Ratio#
R7A C4-4A	3.45
R7X C4-5X	3.75
R8 C6-2	5.4
R9 C6-3	6.0
R10 C6-4	9.0

(c) Modification of location requirements

The requirements of paragraph (a) of Section [23-96](#) (Requirements for Generating Sites or MIH Sites) shall be modified as follows: a #generating site# may be located in any #Inclusionary Housing designated area# within the #Special Downtown Jamaica District#.

(d) Height and setback

The height and setback regulations of Sections [23-951](#) (Height and setback for compensated developments in Inclusionary Housing designated areas) and [23-664](#) (Modified

height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section [115-23](#), inclusive.

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## 115-212 - Special regulations for Mandatory Inclusionary Housing areas

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LAST AMENDED 11/23/2021

(a) Applicability

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections [23-154](#) and [23-90](#), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

(b) Height and setback

The height and setback regulations of Sections [23-952](#) (Height and setback for Mandatory Inclusionary Housing areas) and [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall be modified by the special height and setback regulations of Section [115-23](#), inclusive.

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## 115-22 - Modification of Rear Yard Regulations

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LAST AMENDED  
10/29/2007

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way, or in any portion of a C6-4 District.

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## 115-23 - Height and Setback Regulations

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LAST AMENDED  
10/29/2007

In M1-4 Districts, the underlying height and setback regulations shall apply except as modified in Section [115-231](#) (Permitted obstructions).

In C4 and C6 Districts, the underlying height and setback regulations are modified as set forth in Sections [115-231](#) through [115-235](#), inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section [115-31](#), the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

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## 115-231 - Permitted obstructions

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LAST AMENDED  
12/6/2023

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section [23-623](#) (Permitted obstructions in certain districts).

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## 115-232 - Street wall location

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LAST AMENDED  
2/2/2011

C4 C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For all locations, except as specified on Map 3 (Street Wall Location) in Appendix A of this Chapter, the #street wall# of a #building# shall be located on the #street line# and extend along at least 70 percent of the #street# frontage of the #zoning lot#. No #street wall# location rules shall apply to the remaining portion of the #street frontage# of the

#zoning lot#; however, any #street walls# provided in such portion shall be located on the #street line# or recessed within an #outer court#. All required #street walls# shall rise without setback to at least the minimum base height specified in Section 115-233 (Street wall height), or the height of the #building#, whichever is less. For #zoning lots# bounded by more than one #street line#, these #street wall# location requirements shall apply on all such #street lines#.

- (b) Map 3 (Street Wall Location) in Appendix A of this Chapter, specifies the #street# frontages where the regulations set forth in this paragraph (b) apply.
- (1) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage as specified on Map 3, and shall rise without setback to at least the minimum base height specified in Section 115-233, or the height of the #building#, whichever is less. This requirement shall also apply along that portion of any #street line# that intersects such #street# frontage, specified on Map 3, within 50 feet of such intersection.
  - (2) To allow articulation of #street walls# at the intersection of two #street lines# with mandatory #street wall# requirements, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines# may be unoccupied by a #building#.
  - (3) Where corner articulation is specified on Map 3, the following regulations shall apply:
    - (i) Where base corner articulation is specified, the #building# shall occupy, at every level up to the level of the setback provided pursuant to Section 115-233, not less than 50 percent and not more than 75 percent of the area bounded by the two #street lines# and lines parallel to and 20 feet from such #street lines#.
    - (ii) Where tower corner articulation is specified, no articulation is required where all portions of the #building# that exceed a height of 60 feet are located at least 10 feet from a #wide# #street line# and at least 15 feet from a #narrow# #street line#. Where a #building# rises without setback along those #street lines# where no setback is required, as specified on Map 4 (Street Wall Height), in Appendix A of this Chapter, the #building# shall cover, at every level above the setback provided pursuant to Section 115-233, not less than 50 percent and not more than 75 percent of the area bounded by:
      - (a) the #street line# of the #street# where no setback is required;
      - (b) a line 10 feet from and parallel to a #wide street# with a setback requirement or 15 feet from and parallel to a #narrow street# with a setback requirement; and
      - (c) lines parallel to and 20 feet from such lines.
  - (4) No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues provided pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.
  - (5) For #building# walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph (b) shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51.77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the #development# of a one #story# #building# which may be located within each Public Place, such #street walls# shall have no #building# entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.
- (c) In all locations where #street walls# are required, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet, up to 30 percent of the aggregate width of required #street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in this Section.

Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet, without regard to the #street wall# location requirements of this Section.

## 115-233 - Street wall height

LAST AMENDED  
2/2/2011

C4 C6

Except in the locations indicated on Map 4 (Street Wall Height) in Appendix A of this Chapter, the minimum and maximum heights before setback of a #street wall# required pursuant to Section 115-232 (Street wall location), shall be as set forth in the following table:

District	Minimum #Street Wall# Height	Maximum #Street Wall# Height
C4-4A	40 feet	65 feet
C4-5X	40 feet	85 feet
C6	40 feet	60 feet

However, in C4-4A and C4-5X Districts, the maximum #street wall# height may be modified for #Quality Housing buildings# with #qualifying ground floors# in accordance with Section 23-662 (Maximum height of buildings and setback regulations) for the applicable residential equivalent set forth in the tables in Section 35-23 (Residential Bulk Regulations)

in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts). In addition, for #buildings# meeting the criteria set forth in paragraph (a) of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), such maximum #street wall# heights may be modified in accordance with the provisions of paragraph (b) of Section [23-664](#) for the applicable residential equivalent of such districts.

Any portion of a #building# that exceeds the maximum height of a #street wall# shall be set back at least 10 feet from a #wide# #street line# and at least 15 feet from a #narrow# #street line#.

In the locations indicated on Map 4, required #street walls# shall rise without setback to the minimum height specified for that location on Map 4 or the height of the #building#, whichever is less. Any portion of a #building# that exceeds the maximum #street wall# height specified for that location shall be set back at least 10 feet from a #wide# #street line# and at least 15 feet from a #narrow# #street line#.

However, in the locations indicated on Map 4 where no maximum #street wall# height or setback is required, #street walls# required pursuant to Section [115-232](#) shall rise without setback to a minimum height of 40 feet or the height of the #building#, whichever is less. Above a height of 40 feet, no setbacks are required for any portion of such #street wall#.

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## 115-234 - Maximum building height

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LAST AMENDED  
2/2/2011

C4 C6

In C4-4A and C4-5X Districts, the maximum height of a #building# or other structure# and the maximum number of #stories# shall be as set forth in Section [23-662](#) (Maximum height of buildings and setback regulations) for the applicable residential equivalent set forth in the tables in Section [35-23](#) (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts). For #buildings# meeting the criteria set forth in paragraph (a) of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), such maximum heights and number of #stories# may be modified in accordance with the provisions of paragraph (b) of Section [23-664](#) for the applicable residential equivalent of such districts. Separate maximum #building# heights are set forth within such Sections for #Quality Housing buildings# with #qualifying ground floors# and for those with #non-qualifying ground floors#.

In C6-2 and C6-3 Districts, no #building# or other structure# shall exceed a height of 250 feet. In C6-4 Districts, no #building# or other structure# shall exceed a height of 290 feet. However, no maximum #building# height limitation shall apply on Block 9993, shown on Map 5 (Maximum Building Height) in Appendix A of this Chapter, if such #block# is #developed# or if a #building# on such #block# is #enlarged#, pursuant to the Jamaica Gateway Urban Renewal Plan.

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## 115-235 - Transition area

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LAST AMENDED  
2/2/2011

R6 R7 R8 R9 R10

In the districts indicated, and in #Commercial Districts# where such #Residence District# #bulk# regulations are applicable, that portion of a #building# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum height of 35 feet. In addition, an open area not higher than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.

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## 115-30 - MANDATORY IMPROVEMENTS

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LAST AMENDED  
9/10/2007

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### 115-31 - Sidewalk Widening

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LAST AMENDED  
4/9/2013

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 6. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section [37-743](#), except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

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### 115-32 - Refuse Storage, Recreation Space and Planting Areas

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LAST AMENDED  
2/2/2011

All #buildings# containing #residences# shall provide refuse storage space, recreation space and planting areas in accordance with the provisions of Sections [28-12](#) (Refuse Storage and Disposal) and [28-20](#) (RECREATION SPACE AND PLANTING AREAS), whether or not they are #Quality Housing buildings#.

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## 115-40 - RESIDENTIAL CONVERSIONS

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In all #Commercial Districts#, the #conversion# to #dwelling units# of #non-residential buildings#, or portions thereof, erected prior to January 1, 1977, shall be permitted subject to Sections [15-11](#) (Bulk Regulations), [15-12](#) (Open Space Equivalent) and [15-30](#) (MINOR MODIFICATIONS), paragraph (b).

#Uses# in #buildings# erected prior to January 1, 1977, containing both #residential# and non-#residential uses# shall not be subject to the provisions of Section [32-42](#) (Location Within Buildings).

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## 115-50 - SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

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## 115-51 - Parking and Loading Regulations

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Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

(a) #Commercial# and #manufacturing uses#.

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
- (2) In C4, C6 and M1 Districts, the provisions of Sections [36-12](#) and [44-12](#) (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections [36-13](#) and [46-13](#) (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (3) In C4, C6 and M1 Districts, the provisions of Section [36-21](#) (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (4) Modification of Waiver of Parking Requirements
  - (i) In C4, C6 and M1 Districts, the provisions of Sections [36-23](#) and [44-23](#) (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
  - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section [36-232](#) (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section [36-231](#) (In districts with high, medium or low parking requirements).
  - (iii) The provisions of Sections [36-342](#) (Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) and [36-344](#) (Waiver of requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts) shall not apply in the #Special Downtown Jamaica District#.

(b) #Residential uses#

- (1) The provisions of Section [25-12](#) (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section [25-13](#) (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (2) The required #accessory# off-street parking space regulations of the underlying districts in the #Special Downtown Jamaica District# shall be modified as follows: The regulations set forth for an R6A District in Section [25-20](#) shall apply. The regulations set forth for an R6 District in Sections [25-50](#) (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES), inclusive, and [25-60](#) (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, shall apply except as modified in paragraphs (b)(3) and (b)(4) of this Section.
- (3) In all #Residence Districts#, the provisions of Section [25-26](#) (Waiver of Requirements for Small Number of Spaces) are modified, as follows:
  - (i) The provisions of Section [25-26](#) shall only apply to #zoning lots# existing both on September 10, 2007, and on the date of application for a building permit.
  - (ii) For all #developments# or #enlargements# containing #residences#, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.
- (4) The provisions of Section [25-52](#) (Off-site Spaces for Residences) and [25-521](#) (Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.
- (5) The provisions of Section [36-42](#) (Off-site Spaces for Residences) and [36-421](#) (Maximum distance from zoning lot) shall be modified to permit the location of permitted or required off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are



#accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

(c) #MIH sites#

For #residential uses# on #MIH sites#, the provisions of paragraphs (a)(4), (b)(2) and (b)(3) of this Section shall not apply. In lieu thereof, the underlying off-street parking provisions shall apply.

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## 115-52 - Location of Access to the Street

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LAST AMENDED  
6/6/2024

Curb cuts shall be prohibited at locations specified as #Tier C street frontages# on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), shall not apply to the special location of access requirements of this Section.

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## 115-53 - Authorization for Curb Cut

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LAST AMENDED  
12/15/2021

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section [115-52](#) (Location of Access to the Street), provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

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

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## 115-60 - SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

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LAST AMENDED  
2/2/2011

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

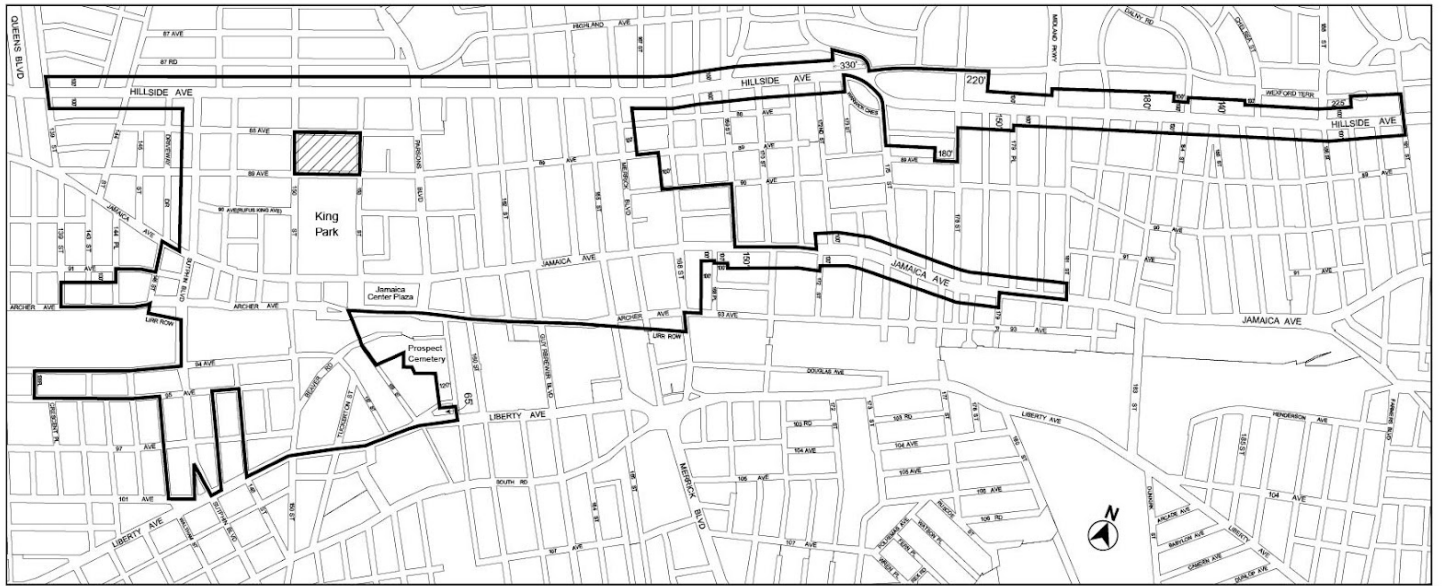
The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

## Appendix A - Special Downtown Jamaica District Maps

LAST AMENDED  
6/6/2024

(11/23/21)

Map 1 — Special Downtown Jamaica District



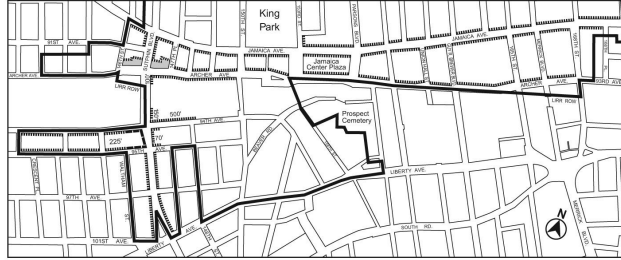
- Special Downtown Jamaica District
- ▨ Excluded area

(4/9/13)

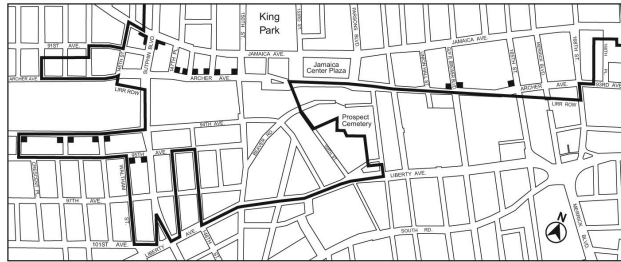
Map 2 — Ground Floor Use and Transparency and Curb Cut Restrictions

(4/9/13)

Map 3 — Street Wall Location



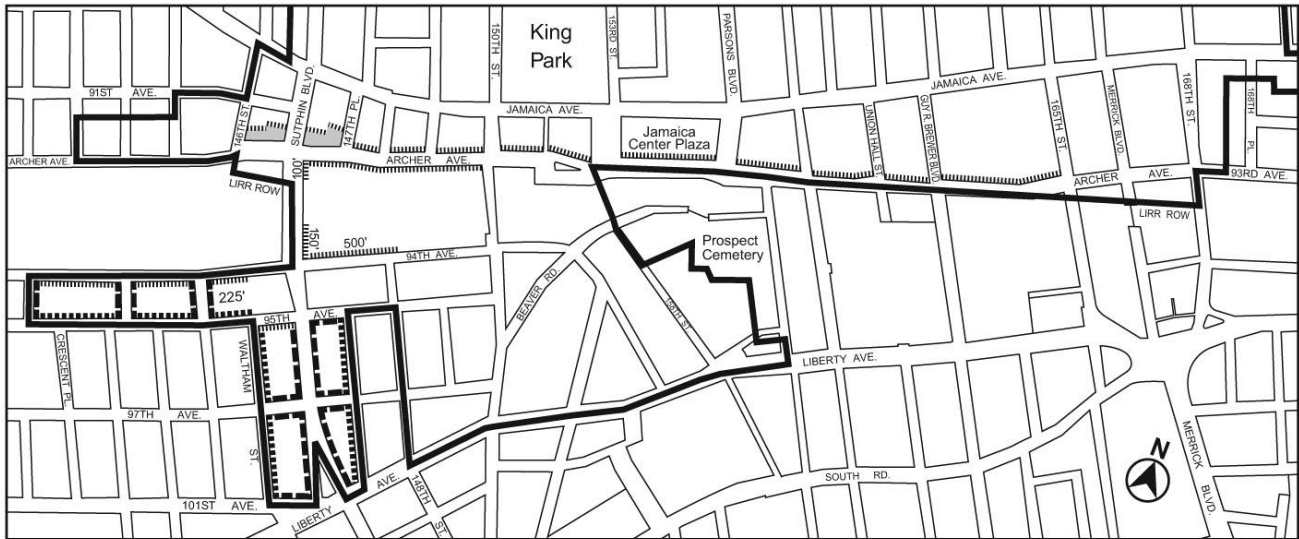
- Special Downtown Jamaica District
- Required Street Wall
- The street wall location requirements of Section 115-232(b)(1) and (2) shall apply unless developed pursuant to the Jamaica Gateway Urban Renewal Plan, in which case no street wall location requirements shall apply
- Public Place



- Required Tower Corner Articulation
- ▣ Required Corner Articulation at Base

(4/9/13)

Map 4 — Street Wall Height

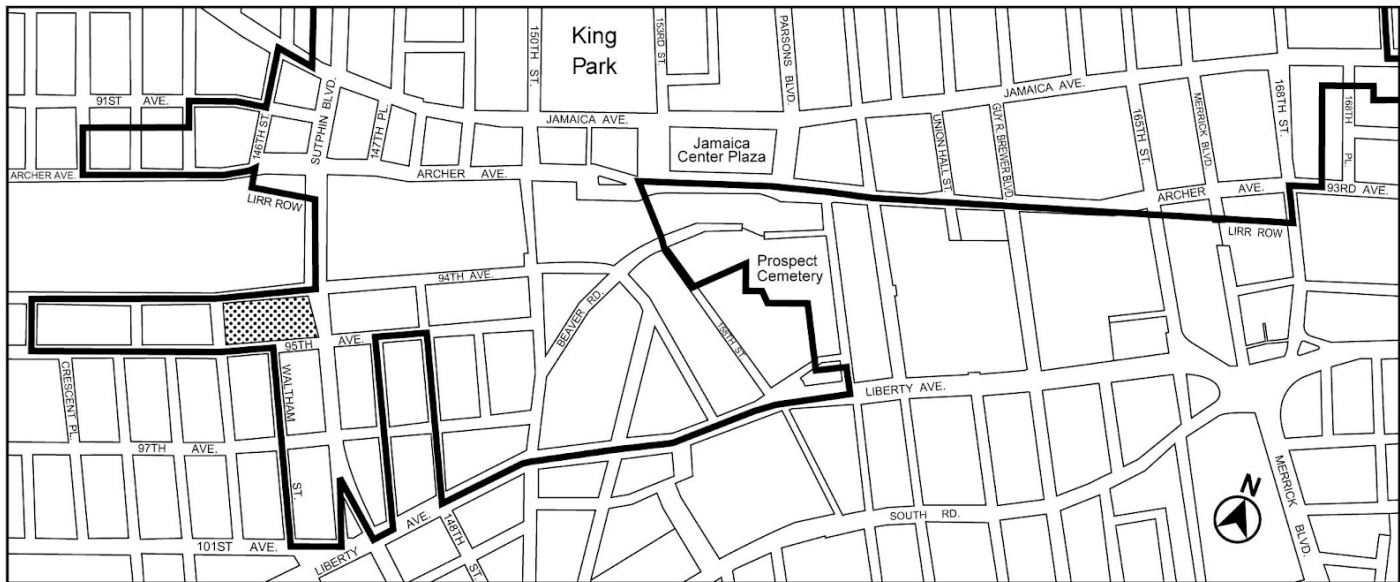


- Special Downtown Jamaica District
- ..... 30' Minimum - 40' Maximum
- - - - 40' Minimum - 60' Maximum

- ▨ No Maximum Street Wall Height or Setback Required
- Public Place

(9/10/07)

Map 5 — Maximum Building Height

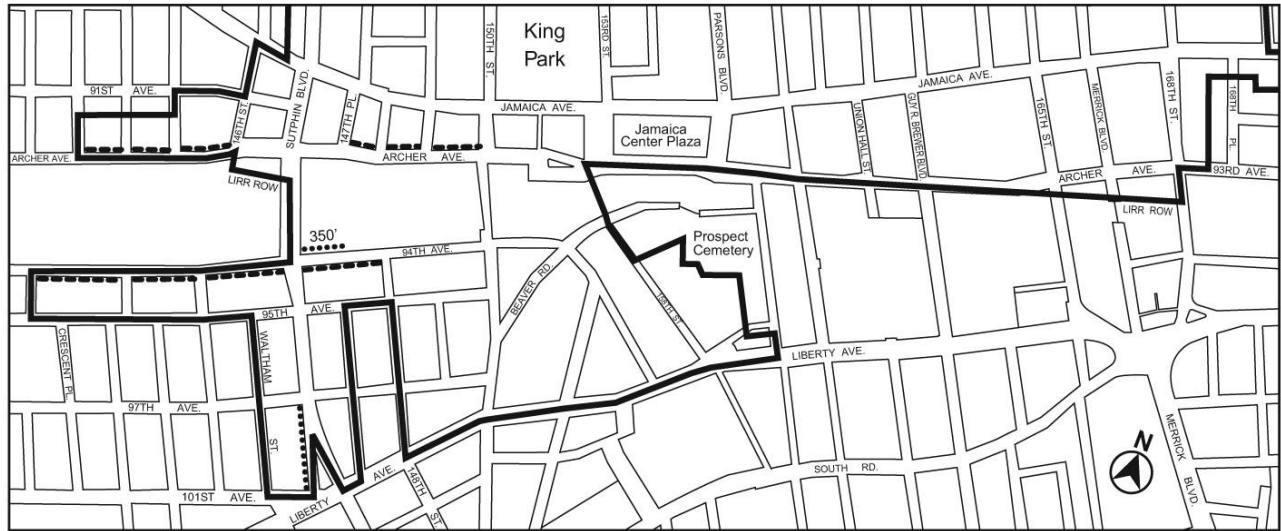


— Special Downtown Jamaica District

▨ No Building Height Limit

(4/9/13)

Map 6 — Sidewalk Widening



- Special Downtown Jamaica District
- ..... 2' Sidewalk Widening
- - - - 5' Sidewalk Widening

