Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

Chapter 3 - Special Regulations Applying to FRESH Food Stores

File generated by https://zr.planning.nyc.gov on 11/20/2023

Chapter 3 - Special Regulations Applying to FRESH Food Stores

63-00 - GENERAL PURPOSES

LAST AMENDED12/9/2009

The provisions of this Chapter establish special regulations that guide the development of FRESH food stores to promote and protect public health, safety and general welfare. These general goals include, among others, the following purposes:

(a) encourage a healthy lifestyle by facilitating the development of FRESH food stores that sell a healthy selection of food products;

(b) provide greater incentives for FRESH food stores to locate in neighborhoods underserved by such establishments;

(c) encourage FRESH food stores to locate in locations that are easily accessible to nearby residents; and

(d) strengthen the economic base of the City, conserve the value of land and buildings, and protect the City's tax revenues.

63-01 - Definitions

LAST AMENDED
12/15/2021

FRESH food store

A "FRESH food store" is a food store #use# as listed in Section 32-15 (Use Group 6), where at least 6,000 square feet of #floor area#, or #cellar# space utilized for retailing, is allocated to the sale of a general line of food and non-food grocery products, such as dairy, canned and frozen foods, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, intended for home preparation and consumption. Such retail space shall be distributed as follows:

(a) at least 25 percent of such retail space shall be allocated to the sale of perishable goods that shall include dairy, fresh produce, frozen foods and fresh meats, of which at least 500 square feet of such retail space shall be designated for the sale of fresh produce;

(b) at least 35 percent of such retail space shall be allocated to the sale of non-perishable food; and

(c) at least 6,000 square feet of such retail space shall be located on one #story#.

A food store shall be certified as a #FRESH food store# by the Chairperson of the City Planning Commission, pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE).

63-02 - Applicability

LAST AMENDED
10/9/2013

The regulations of all other chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter.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.

63-021 - Areas permitting FRESH food stores

LAST AMENDED
12/15/2021

The provisions of this Chapter shall apply to all #Commercial# and #Manufacturing Districts# in the following #FRESH food store# designated areas, except as provided in Sections 63-022 (Special Purpose Districts where regulations for FRESH food stores are not applicable) and 63-023 (Limitation on location of FRESH food stores):

all of Manhattan Community District 10;

all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and

all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

Portions of other Community Districts in which FRESH food stores are permitted are shown on the maps in Appendix A of this Chapter.

63-022 - Special Purpose Districts where regulations for FRESH food stores are not applicable

LAST AMENDED
12/15/2021

The provisions of this Chapter shall not apply to the following Special Purpose Districts:

#Special Madison Avenue Preservation District#;

#Special Manhattanville Mixed Use District#; and

#Special Park Improvement District#.

63-023 - Limitation on location of FRESH food stores

LAST AMENDED
12/15/2021

After December 15, 2021, no certification shall be issued for increased #residential# #floor area# for a #FRESH food store# where the sum of the increased #residential# #floor area# generated pursuant to Section 63-21 (Special Floor Area Regulations) by all #FRESH food stores# within a half-mile radius of the #zoning lot# that is the subject of such certification would exceed 40,000 square feet.

Such calculation shall include increased #residential# #floor area# on all #zoning lots# containing #FRESH food stores# that have been certified by the Chairperson of the City Planning Commission pursuant to Section 63-30 (CERTIFICATION FOR A FRESH FOOD STORE), including those issued prior to December 15, 2021, provided that such certification has not expired, or has not been superseded by a certification pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or an authorization pursuant to Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS).

However, for any area that has a sum of more than 40,000 square feet of increased #residential# #floor area# generated pursuant to Section 63-21, the Chairperson may certify a #FRESH food store# that was previously certified pursuant to Section 63-30, provided such certification has not lapsed and that there shall be no increase in the amount of increased #residential# #floor area# beyond what was previously certified for such #FRESH food store#.

63-10 - SPECIAL USE REGULATIONS

LAST AMENDED
12/9/2009

63-11 - Special Use Regulations for FRESH Food Stores in M1 Districts

LAST AMENDED
12/9/2009

In M1 Districts, the regulations of Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16) are modified to permit #FRESH food stores# with up to 30,000 square feet of #floor area#. The provisions of this Section shall not apply where the regulations of the underlying district permit Use Group 6A food stores with #floor area# greater than 30,000 square feet.

63-12 - Special Sign Regulations

LAST AMENDED
12/9/2009

All permitted #signs# shall be subject to the provisions of the #sign# regulations of the underlying districts. In addition, a #FRESH food store# shall provide signage pursuant to this Section.

A #sign# comprised of the #FRESH food store# symbol as provided in the Required Signage Symbols file at the Department of City Planning website shall be mounted on an exterior #building# wall adjacent to and no more than five feet from the principal entrance of the #FRESH food store#. The #sign# shall be placed so that it is directly visible, without any obstruction, to customers entering the #FRESH food store#, and at a height no less than three feet and no more than five feet above the adjoining grade. Such #FRESH food store# symbol shall be no less than 12 inches by 12 inches and no more than 16 inches by 16 inches in size and shall be fully opaque, non-reflective and constructed of permanent, highly durable materials.

63-20 - SPECIAL BULK AND PARKING REGULATIONS

LAST AMENDED
12/9/2009

63-21 - Special Floor Area Regulations

LAST AMENDED
12/15/2021

Where a #FRESH food store# is provided on a #zoning lot#, the maximum #residential floor area# permitted on the #zoning lot# shall be increased by one square foot for each square foot of #FRESH food store floor area# provided, up to 20,000 square feet.

However, for #zoning lots# that do not contain a #Quality Housing building#, where any non-#residential use# has a permitted #floor area ratio# greater than that permitted for a #residential use#, the total #floor area ratio# of the #zoning lot# shall not exceed the maximum permitted #floor area ratio# for such non-#residential use#.

For #height factor# and #open space ratio# calculations, where applicable, the increased #residential# #floor area# generated pursuant to this Section shall be exempt from such calculations.

For #compensated developments# or #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 (Inclusionary Housing) shall not apply to the increased #residential# #floor area# generated pursuant to this Section.

63-22 - Authorization to Modify Maximum Building Height

LAST AMENDED
12/15/2021

For #zoning lots# containing a #FRESH food store# and #residences#, the City Planning Commission may authorize modifications to Sections 35-65 (Height and Setback Requirements for Quality Housing Buildings), or to the height and setback regulations of any Special Purpose District where maximum height limits apply to allow the applicable maximum #building# height to be increased by up to 15 feet and by up to one #story#, provided that the portion of the first #story# occupied by a #FRESH food store# has a minimum finished floor to finished ceiling height of 14 feet, and provided that such finished ceiling height is at least 14 feet above the #base plane# or #curb level#, as applicable.

In order to grant such authorizations, the Commission shall find that:

(a) such modifications are necessary to accommodate a first #story# utilized as a #FRESH food store#;

(b) the proposed modifications shall not adversely affect the essential scale and character of the adjacent #buildings# and any adjacent historic resources; and

(c) the proposed modifications will not unduly obstruct access to light and air of adjacent properties.

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

63-23 - Special Transparency Requirements

LAST AMENDED
12/9/2009

For all #developments# containing #FRESH food stores#, or #ground floor level enlargements# containing #FRESH food stores#, the following provisions shall apply. For the portion of the #building# containing a #FRESH food store#, the ground floor level of the #street wall# fronting upon a #primary street frontage# shall be glazed in accordance with the provisions of Section 37-34 (Minimum Transparency Requirements).

Furthermore, for #FRESH food stores# with frontage on two or more #streets#, the Chairperson of the City Planning Commission may certify that the glazing requirements of this Section shall only be applicable to the #street wall# fronting upon the principal #street#, as determined by the Chairperson.

In addition, the Chairperson may, by certification, allow a reduction in the glazing requirements of this Section, provided that the Chairperson finds that such #building# is a recipient of #public funding#. For the purposes of this Section, defined terms shall include those in Sections 12-10, 23-911 and 37-311.

63-24 - Required Accessory Off-street Parking Spaces in Certain Districts

LAST AMENDED
12/9/2009

For #FRESH food stores# provided as part of a #development# or #enlargement#, for any portion of such #FRESH food store# subsequently changed to any other #use# pursuant to Section 63-40 (CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE) or Section 63-50 (AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS), if such change of #use# occurs less than 25 years after the initial issuance of a certificate of occupancy for such #FRESH food store#, #accessory# off-street parking regulations shall apply to such changed #use# as if the #use# is at that time occurring as part of a #development# or #enlargement#. Application may be made for an authorization pursuant to Section 63-50.

(a) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R6, R7, R8, R9 and R10 Districts and in C4-2 and C4-3 Districts, a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing. The provisions of Section 36-23 (Waiver of Requirements for Spaces Below Minimum Number) shall not apply to #FRESH food stores#. In lieu thereof, no #accessory# off-street parking spaces shall be required for the #FRESH food store# if the #floor area# of such #use# is less than 40,000 square feet. In cases where there is more than one #commercial use# or #community facility use# on the #zoning lot#, the total number of #accessory# off-street parking spaces required pursuant to the provisions of Section 36-23 shall not include off-street parking spaces #accessory# to #FRESH food stores#.

(b) In C1-1, C1-2, C1-3, C2-1, C2-2, C2-3 Districts mapped within R3, R4 and R5 Districts and in C4-1 Districts, a #FRESH food store# shall provide one parking space per 400 square feet of #floor area# or #cellar# space utilized for retailing. The provisions of Section 36-23 shall not apply to #FRESH food stores#. In lieu thereof, no #accessory# off-street parking spaces shall be required for the #FRESH food store# if the #floor area# of such #use# is less than 10,000 square feet. In cases where there is more than one #commercial use# or #community facility use# on the #zoning lot#, the total number of #accessory# off-street parking spaces required pursuant to the provisions of Section 36-23 shall not include off-street parking spaces #accessory# to #FRESH food stores#.

(c) In C8-1, C8-2, M1-1, M1-2 and M1-3 Districts, a #FRESH food store# shall provide one parking space per 1,000 square feet of #floor area# or #cellar# space utilized for retailing, up to a maximum of 15,000 square feet. The underlying off-street parking regulations in Sections 36-20 or 44-20 shall apply to the #floor area# or #cellar# space, in excess of 15,000 square feet, utilized for retailing in such #FRESH food store#.

(d) The provisions of this Section shall not apply:

(1) in the Borough of Brooklyn, to M1 Districts in portions of Community Districts 5, 16 and 17, as shown on Maps 1 and 2 in Appendix B of this Chapter; and

(2) in the Borough of Queens, to the #Special Downtown Jamaica District#.

63-30 - CERTIFICATION FOR A FRESH FOOD STORE

LAST AMENDED
12/9/2009

Upon application, the Chairperson of the City Planning Commission shall certify that a food store #use# is a #FRESH food store#, provided that:

(a) drawings have been submitted to the Chairperson that clearly specify:

(1) all #floor area# or #cellar# space utilized as a #FRESH food store#, showing in the form of an illustrative layout that such designated space is designed and arranged to meet the requirements for perishable and non-perishable food products, pursuant to Section 63-01;

(2) all #floor area# that will result from any permitted increase in #floor area#, pursuant to Section 63-21, including the location of such #floor area#;

(3) the size, format and location of the required #sign#, pursuant to Section 63-12, including detailed information about dimensions of the #sign#, lettering, color and materials; and

(4) the location of the ground floor level #street wall# fronting upon a #primary street frontage#, pursuant to Section 63-23;

(b) a signed lease or written commitment from the prospective operator of the #FRESH food store# has been provided in a form acceptable to the Chairperson for utilization of such #floor area# or #cellar# space and its operation as a #FRESH food store#; and

(c) for #zoning lots# containing increased #residential floor area# generated pursuant to Section 63-21 (Special Floor Area Regulations), a legal commitment, in the form of a declaration of restrictions has been executed, in a form acceptable to the Department of City Planning, binding upon the owner and its successor and assigns, and providing for continued utilization of all #floor area# or #cellar# space as a #FRESH food store#, the operation of which shall commence within a reasonable period following the issuance of a temporary certificate of occupancy for the #floor area# or #cellar# space to be utilized by the #FRESH food store#.

Such declaration of restrictions shall provide that the legal commitment for continued occupancy of the #floor area# or #cellar space# as a #FRESH food store# shall not apply during any:

(1) six (6) month period from the date such #floor area# or #cellar# space is vacated by the operator, provided that the owner timely notifies the Department of City Planning of such vacancy in accordance with the requirements of the restrictive declaration; or

(2) event of force majeure, as determined by the Chairperson.

The filing and recordation of the declaration of restrictions in the Office of the City Register of the City of New York against all tax lots comprising the #FRESH food store#, and receipt of proof of recordation of such declaration in a form acceptable to the Department, shall be a precondition to certification by the Chairperson.

Certification by the Chairperson shall be a precondition to the issuance of any building permit, including any foundation or alteration permit, for any #development#, #enlargement# or change of #use# under this Chapter.

Changes to the store layout of a #FRESH food store# that has been constructed pursuant to a previous certification under this Section, where such changes result in a #FRESH food store# that continues to comply with the requirements of this Chapter, shall not require subsequent certification by the Chairperson under this Section. #FRESH food stores# certified prior to December 15, 2021, that do not comply with paragraph (c) of the definition of #FRESH food store# may change the floor layout provided that there is no increase in the degree of non-compliance with such requirement.

A copy of an application for certification pursuant to this Section shall be sent by the Department of City Planning to the affected Community Board, which may review such proposal and submit comments to the Chairperson. If the Community Board elects to comment on such application, it must be done within 45 days of receipt of such application. The Chairperson will not act on such application until the Community Board's comments have been received, or the 45-day comment period has expired, whichever is earlier.

For #zoning lots# containing increased #residential floor area# generated pursuant to Section 63-21 (Special Floor Area Regulations), if a #development# or horizontal #enlargement# fails to comply with the provisions of Section 11-331 (Right to construct if foundations completed) with respect to completion of foundations within four years of the date of certification pursuant to this Section, such certification and such building permit shall lapse, and any new building permit will require a new certification pursuant to this Section.

63-31 - Requirements for Certificate of Occupancy

LAST AMENDED
12/9/2009

No certificate of occupancy shall be issued for any portion of the #development# or #enlargement# identified in the drawings submitted pursuant to paragraph (a)(2) of Section 63-30 until a temporary certificate of occupancy has been issued for the #FRESH food store# space. No final certificate of occupancy shall be issued for any such portion of the #development# or #enlargement# identified in such drawings until the #FRESH food store# space has been completed in accordance with the drawings submitted pursuant to paragraph (a)(1) of Section 63-30 and a final certificate of occupancy has been issued for the #FRESH food store# space. The declaration of restrictions, where required pursuant to paragraph (c) of Section 63-30, shall be noted on any temporary or final certificate of occupancy for the #building#.

63-40 - CERTIFICATION FOR CHANGE OF USE OF A FRESH FOOD STORE

LAST AMENDED
12/9/2009

A #FRESH food store# for which a certification has been issued pursuant to Section 63-30 may be changed to any #use# permitted by the underlying

district upon certification by the Chairperson of the City Planning Commission that such change of #use# would not create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in fewer #accessory# off-street parking spaces than required by the new #use# pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts).

If a certification pursuant to this Section is granted, a notice of cancellation, in a form acceptable to the Department of City Planning, of the declaration of restrictions recorded pursuant to Section 63-30 shall be executed and recorded in the Office of the City Register of the City of New York against all tax lots comprising the former #FRESH food store#.

63-50 - AUTHORIZATION FOR BULK AND PARKING MODIFICATIONS

LAST AMENDED
12/9/2009

The City Planning Commission may, by authorization, permit modifications to the #bulk# and #accessory# off-street parking requirements of the applicable zoning districts when a change of #use# of a #FRESH food store# for which a certification has been issued, pursuant to Section 63-30, would create a new #non-compliance#, increase the degree of #non-compliance# of #buildings# on the #zoning lot#, or result in fewer #accessory# off-street parking spaces than required by the new #use# pursuant to Section 63-24 (Required Accessory Off-street Parking Spaces in Certain Districts), provided that such #use# is permitted by the underlying districts.

In order to grant such authorization, the Commission shall find that:

(a) due to the market conditions prevalent at the time of the application, there is no reasonable possibility that the operation of a #FRESH food store# will bring a reasonable return;

(b) the applicant, the operator or a prior operator of such #FRESH food store# has not created or contributed to such unfavorable market conditions;

(c) the applicant, the operator or a prior operator of such #FRESH food store# has undertaken commercially reasonable efforts to secure a new operator, and demonstrates to the Commission that such efforts have been unsuccessful;

(d) any proposed #non-compliance# or increase in the degree of #non-compliance# will not be incompatible with or adversely affect adjacent #uses#, including #uses# within the #building#; and

(e) any reduction of required #accessory# off-street parking shall not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian movement.

If such authorization is granted, a notice of cancellation, in a form acceptable to the Department of City Planning, of the declaration of restrictions recorded pursuant to Section 63-30, shall be executed and recorded in the Office of the City Register of the City of New York against all tax lots comprising the former #FRESH food store#.

In issuing an authorization under this Section, the Commission may impose conditions and safeguards to minimize adverse impacts on the character of the surrounding area.

63-60 - COMPLIANCE

LAST AMENDED
12/9/2009

No later than June 30th of the year, beginning in the second calendar year following the calendar year in which certification was made, and at three-year intervals thereafter, the Chairperson of the City Planning Commission shall be provided with an affidavit, in a form acceptable to the Department of City Planning, regarding compliance with the requirements of the declaration of restrictions and the regulations of this Chapter, as of a date of inspection which shall be no earlier than June 1st of the year in which the affidavit is filed. Such affidavit shall be provided by the owner(s) of the tax lot(s) on which the #FRESH food store# is located. Such affidavit shall include, without limitation:

(a) a copy of the original #FRESH food store# certification letter and, if applicable, any approval letter pertaining to any other authorization or certification pursuant to this Chapter;

(b) a statement that the #floor area# or #cellar# space that was certified to be operated as a #FRESH food store# continues to be operated as such in accordance with the declaration of restrictions; and

(c) photographs documenting the condition of the #FRESH food store# at the time of inspection, sufficient to clearly show all #floor area# or

#cellar# space operated as a #FRESH food store#.

Failure to comply with a condition or restriction in an authorization or certification granted pursuant to this Chapter or with approved plans related thereto, or failure to submit a required compliance report, shall constitute a violation of this Resolution and may constitute the basis for denial or revocation of a building permit or certificate of occupancy, or for a revocation of such authorization or certification, and for the implementation of all other applicable remedies.

Appendix A - FRESH Food Store Designated Areas

LAST AMENDED12/15/2021

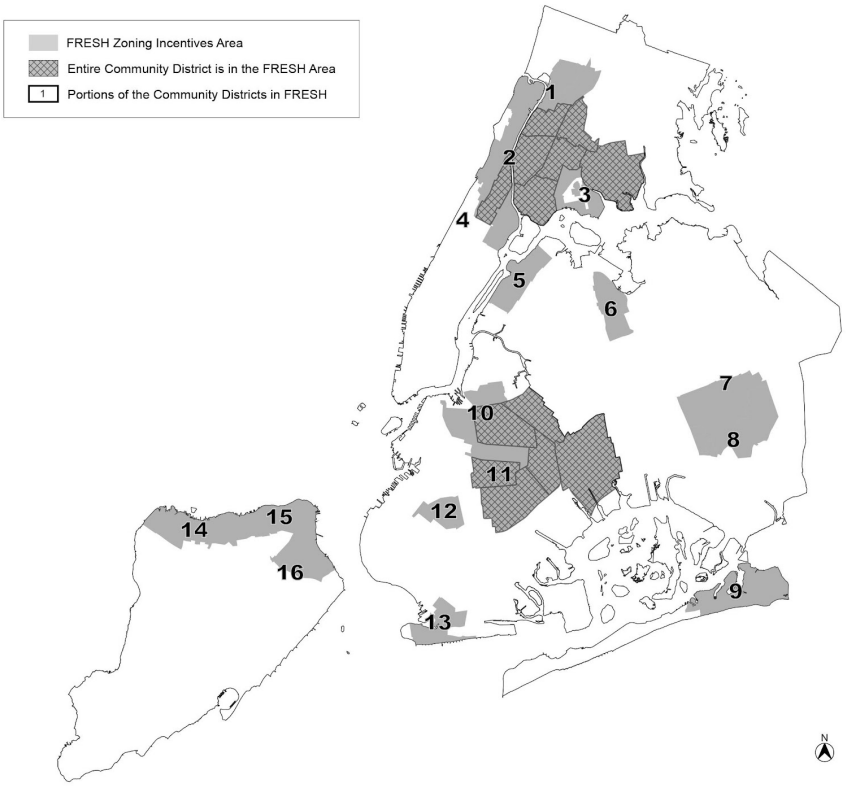
#FRESH food store# designated areas are:

all of Manhattan Community District 10;

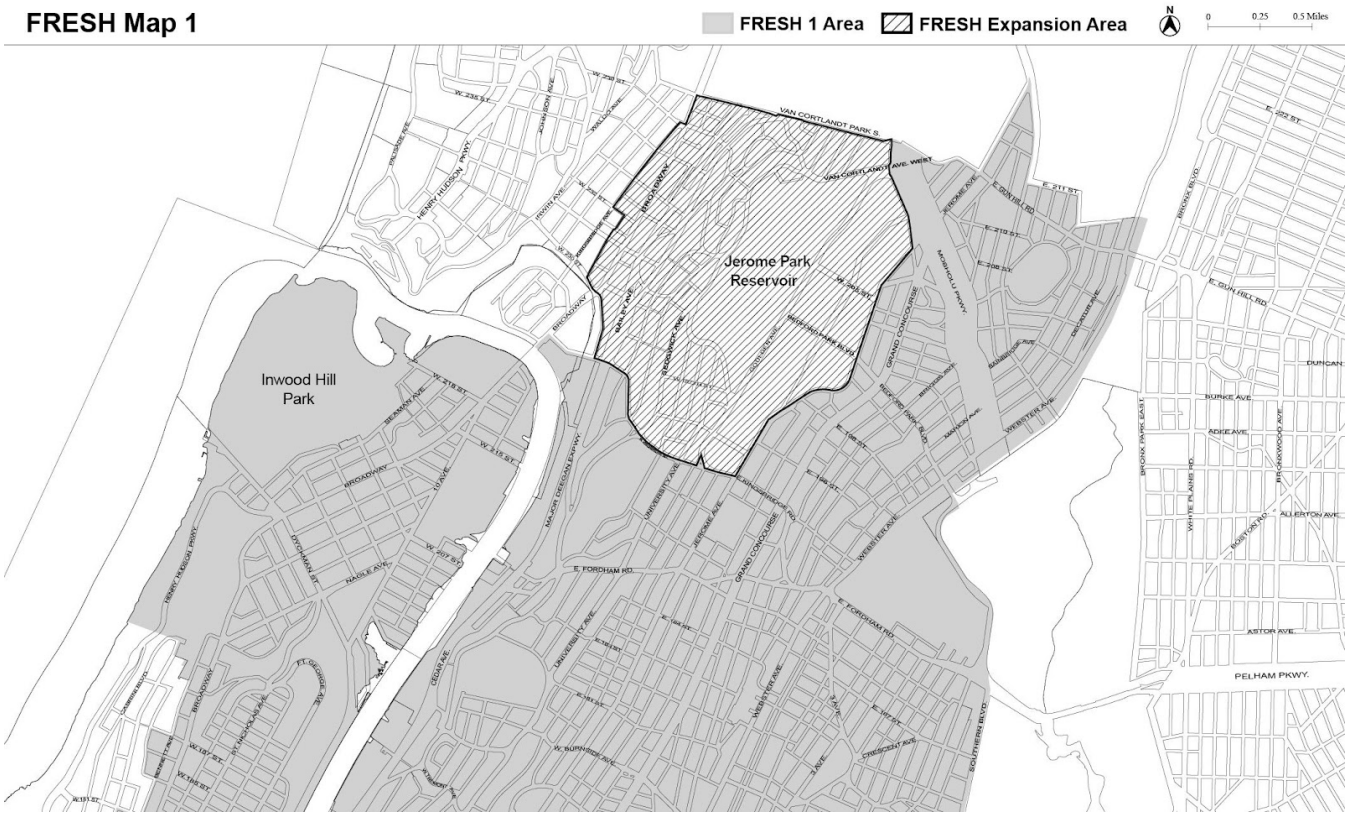
all of Bronx Community Districts 1, 4, 5, 6, 7 and 9; and

all of Brooklyn Community Districts 3, 4, 5, 9, 16 and 17.

Portions of other Community Districts are shown on Maps 1 through 16 in this Appendix A.



FRESH Map 1


FRESH 1 Area
FRESH Expansion Area
N
0
0.25
0.5 Miles
Jerome Park Reservoir
Inwood Hill Park
VAN CORTLANDT PARK S
VAN CORTLANDT AVE. WEST
BROADWAY
W. 230 ST.
W. 238 ST.
HENRY HUDSON PKWY.
JOHNSON AVE.
VAILLAND AVE.
NORTH AVE.
W. 239 ST.
W. 242 ST.
W. 245 ST.
MARLEY AVE.
BEDFORD PARK BLVD.
GRAND CONCOURSE
JEROME AVE.
E. 211 ST.
E. 212 ST.
E. 213 ST.
E. 214 ST.
E. GUN HILL RD.
BRONX BLVD.
DUNCAN
BURKE AVE.
ADKE AVE.
ALLERTON AVE.
ASTOR AVE.
PELHAM PKWY.
WHITE PLAINS RD.
BRONX PARK EAST
MOSHOLU PKWY.
DE KALB AVE.
WEBSTER AVE.
MANOR AVE.
E. 198 ST.
E. 196 ST.
E. 194 ST.
E. FORDHAM RD.
W. FORDHAM RD.
UNIVERSITY AVE.
MAJOR DEEGAN EXPWY.
W. 218 ST.
W. 215 ST.
W. 207 ST.
BEAMAN AVE.
10 AVE.
HYGHAM AT.
NAGLE AVE.
HENRY HUDSON PKWY.
DYCKMAN ST.
CEDAR AVE.
FT. GEORGE AVE.
W. 181 ST.
W. 165 ST.
W. BURNSIDE AVE.
W. 161 ST.
W. 155 ST.
SOUTHERN BLVD.
STEBBINS AVE.
3 AVE.
E. 161 ST.
E. 163 ST.
E. 165 ST.
E. 167 ST.
E. 169 ST.
E. 171 ST.
E. 173 ST.
E. 175 ST.
E. 177 ST.
E. 179 ST.
E. 181 ST.
E. 183 ST.
E. 185 ST.
E. 187 ST.
E. 189 ST.
E. 191 ST.
E. 193 ST.
E. 195 ST.
E. 197 ST.
E. 199 ST.
E. 201 ST.
E. 203 ST.
E. 205 ST.
E. 207 ST.
E. 209 ST.

FRESH Map 2

FRESH 1 Area | FRESH Expansion Area

FRESH Map 3

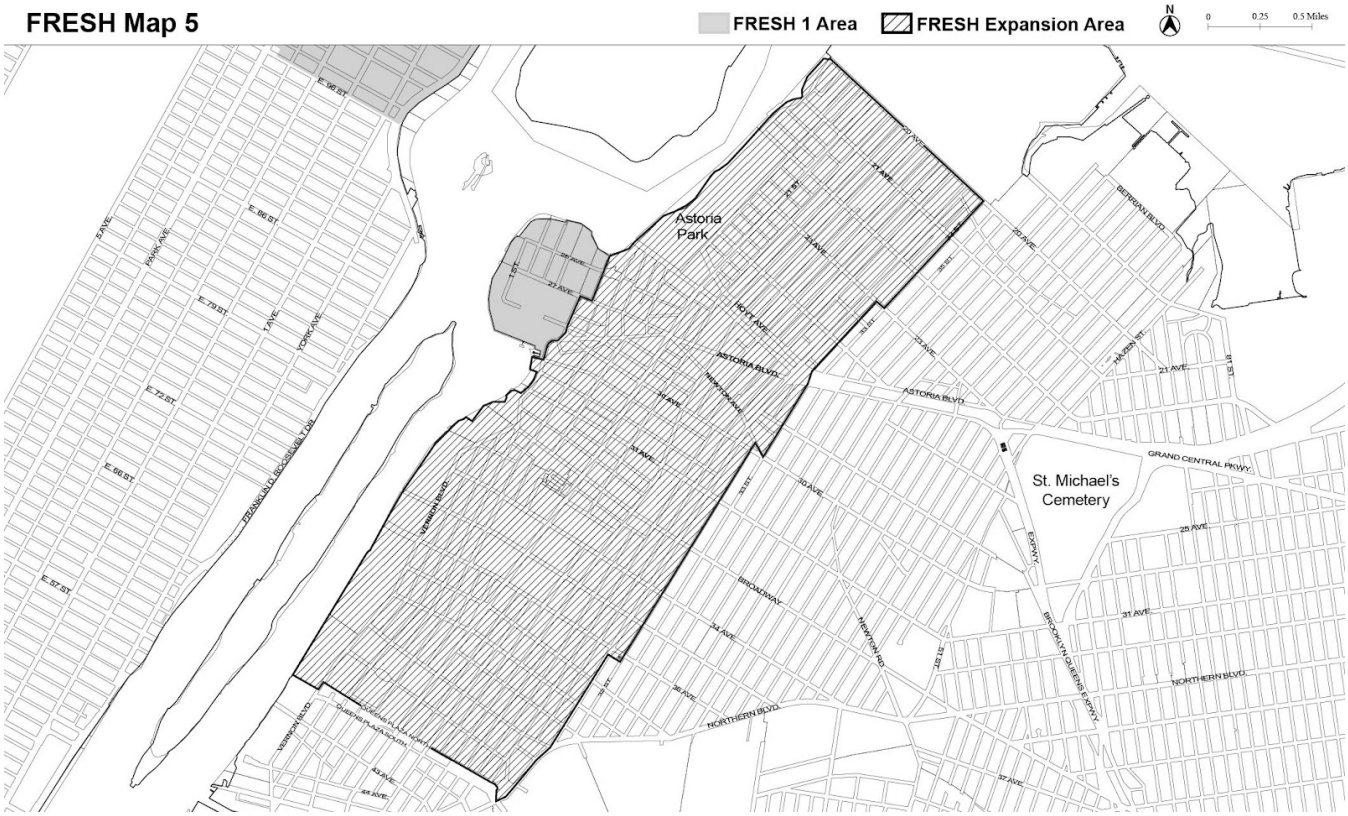
FRESH 1 Area | FRESH Expansion Area | N | 0 0.25 0.5 Miles

FRESH Map 4

FRESH 1 Area | FRESH Expansion Area | N | 0 0.25 0.5 Miles

FRESH Map 5

FRESH 1 Area | FRESH Expansion Area



FRESH Map 6

FRESH Expansion Area
N
0
0.25
0.5 Miles
St. Michael's Cemetery
Corona Park
Cedar Grove Cemetery
GRAND CENTRAL PKWY.
NORTHERN BLVD.
ASTORIA BLVD.
ROOSEVELT AVE.
CORONA AVE.
BROADWAY
WOODSIDE AVE.
QUEENS BLVD.
BROOKLYN QUEENS EXPWY.
WHITESTONE EXPWY.
HORACE HARDING EXPWY.
BAYSIDE AVE.
NORTHERN BLVD.
ROOSEVELT AVE.
SANFORD AVE.
KISSENA BLVD.
COLDEN ST.
BOOTH MEMORIAL AVE.
MAIN ST.
UNION ST.
21 AVE.
23 AVE.
25 AVE.
31 AVE.
35 AVE.
37 AVE.
34 AVE.
32 AVE.
56 AVE.
57 AVE.
48 AVE.
50 AVE.
51 AVE.
55 AVE.
43 AVE.
94 ST.
95 ST.
96 ST.
99 ST.
108 ST.
114 ST.
146 ST.
150 ST.
155 ST.
160 ST.
165 ST.
169 ST.
77 ST.
81 ST.
83 ST.
90 ST.
93 ST.
GRAND AVE.
CALAMUS AVE.
HINSDALE AVE.
MARATHON PKWY.
BEAVER WY.
WALLEDS EXPWY.

FRESH Map 7

FRESH 1 Area
N
0
0.25
0.5 Miles
UTOPIA PKWY
MIDLAND PKWY
GRAND CENTRAL PKWY
UNION TURNPIKE
MAIN ST
PARSONS BLVD
HILLSIDE AVE
CHELSEA ST
DAVIS RD
TERRACE
WEXFORD
JAMAICA AVE
LIBERTY AVE
ARCHER AVE
QUEENS BLVD
ATLANTIC AVE
VAN WYCK EXPWY
TUSKEGEE WY
SUTPHIN BLVD
MERRICK BLVD
MURDOCK AVE
LINDEN BLVD
FARMERS BLVD
SPRINGFIELD BLVD
FRANCIS LEWIS BLVD
DAVIS AVE
MANGIN AVE
QUENCO RD
BRINKERHOFF AVE
HOLLIS AVE
DUBERRY ST
HERMAN AVE
HEMLOCK BLVD
175 ST
141 ST
193 ST
188 ST
164 ST
150 ST
90 AVE
85 AVE
87 RD
50 AVE
104 AVE
109 AVE
111 AVE
107 AVE
106 AVE
110 AVE
101 AVE
160 ST
165 ST
168 ST
199 ST
200 ST
206 ST
99 AVE

FRESH Map 8

FRESH 1 Area | FRESH Expansion Area

N

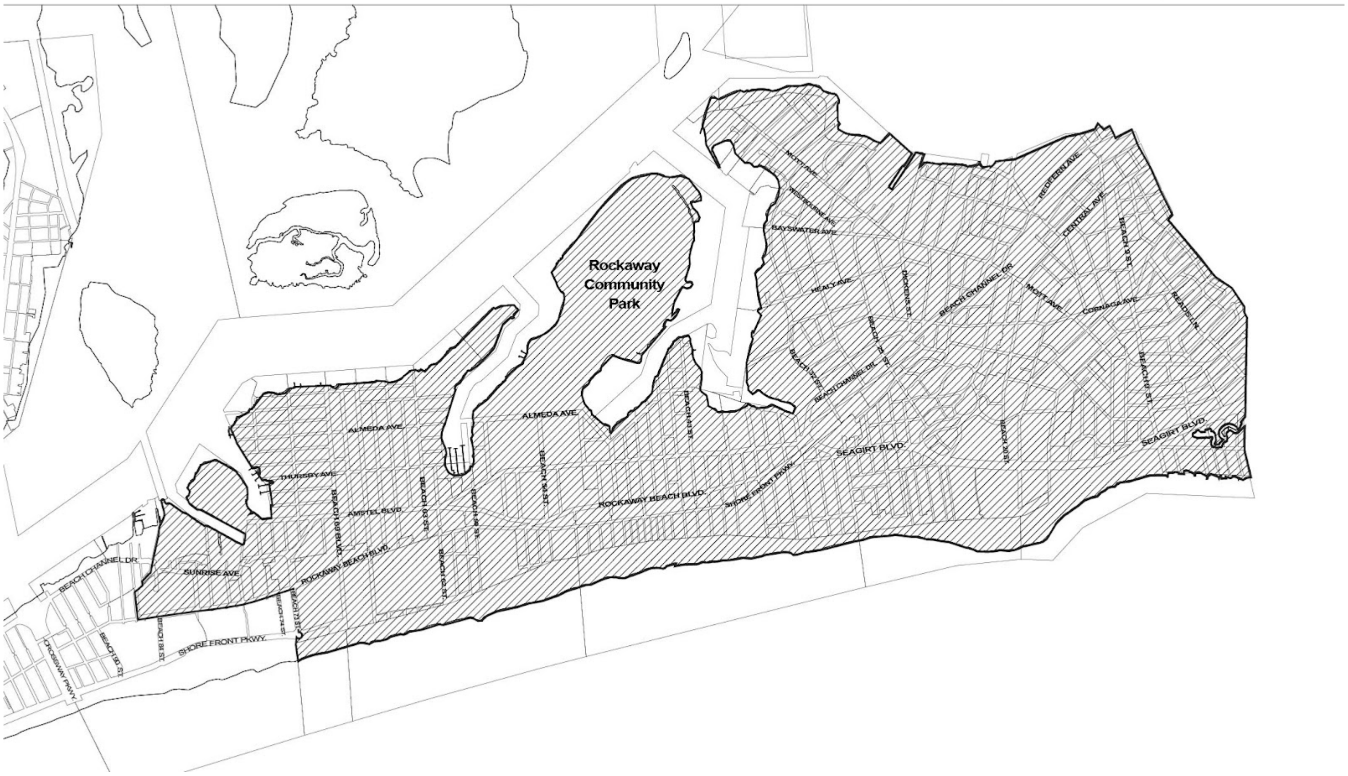
0 0.25 0.5 Miles

FRESH Map 9

FRESH Expansion Area

N

0 0.25 0.5 Miles



FRESH Map 10

FRESH 1 Area | FRESH Expansion Area

N

0 0.25 0.5 Miles

FRESH Map 11

FRESH 1 Area

FRESH Expansion Area

N

0 0.25 0.5 Miles

FRESH Map 12

FRESH 1 Area | FRESH Expansion Area

FRESH Map 13

FRESH Expansion Area

N

0 0.25 0.5 Miles

FRESH Map 14

FRESH Expansion Area

N

0 0.25 0.5 Miles

FRESH Map 15

FRESH Expansion Area | N | 0 0.25 0.5 Miles

FRESH Map 16

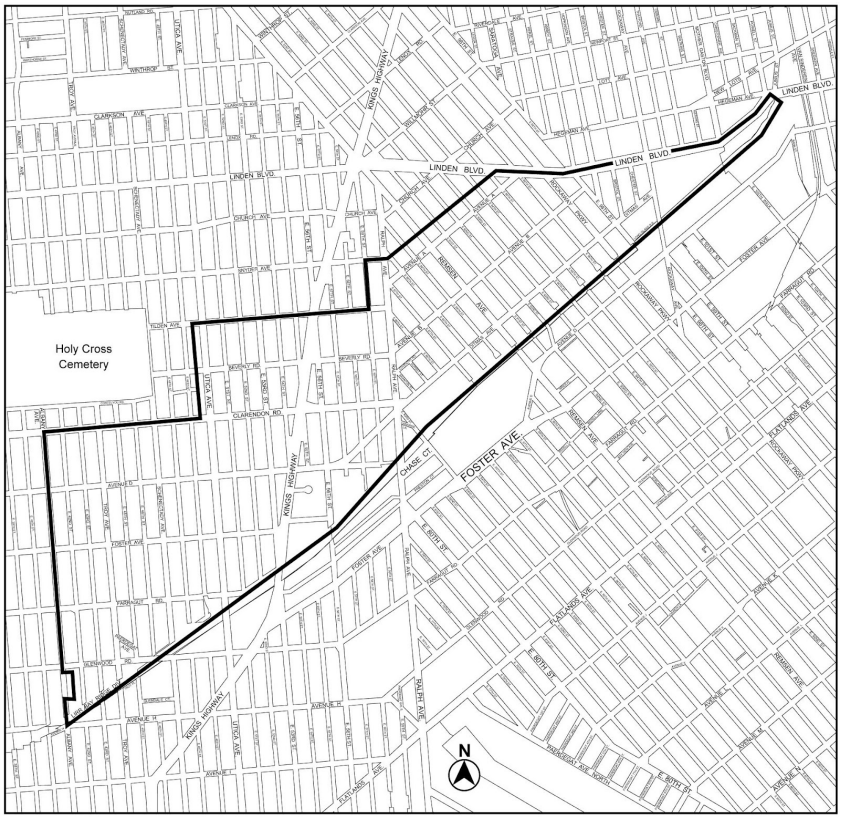
FRESH Expansion Area

N

0 0.25 0.5 Miles

Appendix B - Required Off-street Accessory Parking Exceptions

LAST AMENDED12/15/2021

Map 1. Excluded portions of Community District 5, Brooklyn

Map 2. Excluded portions of Community District 16 and 17, Brooklyn