



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

136-10 - SPECIAL USE REGULATIONS

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136-10 - SPECIAL USE REGULATIONS

LAST AMENDED
9/7/2017

The #use# regulations of the underlying district shall apply except as modified in Section [136-10](#), inclusive.

136-11 - Location Within Buildings

LAST AMENDED
9/7/2017

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section [32-421](#) (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the provisions of Section [32-422](#) (Location of floors occupied by commercial uses) shall apply.

136-12 - Use Groups 10A and 12 in C2 Districts

LAST AMENDED
9/7/2017

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Sections [32-19](#) (Use Group 10) and [32-21](#) (Use Group 12) shall be modified to allow Use Groups 10A and 12 in C2 Districts.

136-13 - Ground Floor Use Regulations

LAST AMENDED
9/7/2017

The special ground floor #use# provisions of this Section shall apply to any portion of a #building#:

- (a) fronting on a designated #street#, as shown on Map 3 (Ground Floor Use and Transparency Requirements); or
- (b) located within 175 feet of Mott Avenue and fronting on #Open Space A#.

#Uses# within #stories# on the ground floor or with a floor level within five feet of the level of the adjoining sidewalk, shall be limited to non-#residential uses#. The #street# frontage of a #building# shall be allocated exclusively to such #uses#, except for Type 1 lobby space, entrances and exits to #accessory# off-street parking facilities, and entryways or entrances to subway stations in accordance with Section [37-33](#) (Maximum Width of Certain Uses). Such non-#residential uses# shall comply with the minimum depth provisions of Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses).

136-14 - Transparency and Parking Wrap Requirements

LAST AMENDED
9/7/2017

The provisions of this Section shall apply to #buildings# #developed# or #enlarged# after September 7, 2017, where the ground floor of such #development# or #enlarged# portion of the #building# fronts upon designated #streets# as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter. These provisions shall also apply to the frontage of #buildings# located along #Open Space A#. The ground floor #street wall# of such #building# or portion thereof

shall be glazed in accordance with Section [37-34](#) (Minimum Transparency Requirements).

The provisions of Section [37-35](#) (Parking Wrap and Screening Requirements) shall apply along designated #streets# as shown on Map 3 and along #Open Space A#. In addition, the screening requirements of paragraph (b) of Section [37-35](#) shall apply along intersecting #streets# within 50 feet of designated #streets#, and along intersecting #streets# or private streets within 50 feet of #Open Space A#.

136-15 - Special Use Regulations Within Subdistrict A

LAST AMENDED

9/7/2017

The following additional special #use# provisions of Section [136-15](#), inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

136-151 - Modification of Supplemental Use Provisions

LAST AMENDED

9/7/2017

For #mixed buildings#, the underlying provisions of Section [32-421](#) (Limitation on floors occupied by non-residential uses) shall not apply. In lieu thereof, Use Groups 6, 7, 8, 9 or 14, other than offices listed in Use Group 6B, shall not be located above the level of the second #story# ceiling. Offices shall be permitted above the level of the second #story#, provided that where any floor space allocated to such offices is located on the same #story# as a #dwelling unit#, no access exists between such #uses#, and further provided that no floor space allocated to such offices is located directly over #dwelling units#.

136-152 - Location of entrances

LAST AMENDED

9/7/2017

(a) Non-#residential# entrances

Within Subdistrict A, on designated #streets#, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the requirements of this paragraph (a) shall apply to any #building or other structure# fronting on such #streets#. These provisions shall also apply to the frontage of #buildings# along #Open Space A#. Access to each ground floor #commercial# establishment or #community facility# establishment shall be provided directly from a #street# or from #Open Space A#.

(b) #Residential# entrances

Eighty percent of all ground floor #dwelling units# with frontage only on Redfern Avenue shall have a #primary entrance# directly accessible from Redfern Avenue.