



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

112-00 - GENERAL PURPOSES

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112-00 - GENERAL PURPOSES

LAST AMENDED
2/2/2011

The "Special City Island District" established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to promote and strengthen the unique character of the Special City Island District for nautical and waterfront activities by limiting permitted uses to those which complement and enhance the existing character of the Special District;
- (b) to maintain the existing low-rise residential and commercial character of the district by regulating the height of buildings;
- (c) to maintain and protect the environmental quality and "village" character of City Island Avenue by imposing special controls on building setbacks and signs; and
- (d) to promote the most desirable use of land in this area and thus to conserve the value of land and thereby protect the City's tax revenue.

112-01 - Definitions

LAST AMENDED
2/2/2011

Development

For purposes of this Chapter, a "development" includes both #development# and #enlargement#, as defined in Section [12-10](#) (DEFINITIONS).

112-02 - General Provisions

LAST AMENDED
5/12/2021

In harmony with the general purposes of the #Special City Island District# and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the #Special City Island District# is superimposed are made inapplicable and special regulations are substituted therefor. Except as modified by the express provisions of the Special District, the regulations of the underlying zoning districts remain in force. In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4, shall control.

112-04 - Requirements for Application

LAST AMENDED
1/20/1977

An application to the City Planning Commission for the grant of a special permit under the provisions of this Chapter shall include a site plan showing the location and #use# of all #buildings# on the #zoning lot# and such other information as may be required by the Commission.

112-05 - Relationship to Public Improvement Projects

LAST AMENDED
1/20/1977

In all cases, the City Planning Commission shall deny a special permit application whenever the #development# will interfere with a public improvement project (including housing, highways, public #building# or facilities redevelopment or renewal projects, or rights-of-way for sewers, transit or other public facilities) which has been approved by the Board of Estimate, City Planning Commission or Site Selection Board as determined from the calendar of each agency issued prior to the date of the public hearing on the application for a special permit.

112-06 - District Plan

LAST AMENDED
2/2/2011

The District Plan for the #Special City Island District# identifies those areas within the Special District in which there are special height restrictions. The District Plan is set forth in Appendix A and is made an integral part hereof.

112-07 - Special Use Regulations

LAST AMENDED
2/2/2011

Within the Special District, and notwithstanding the provisions of Article V, Chapter 2, where #commercial# or #manufacturing uses# are permitted by the underlying district regulations, such #commercial# or #manufacturing uses# shall be limited to those #uses# set forth in this Section. This Section shall apply to a new #use# in a #development# and to a change of #use# in an existing #building# to another #use# listed in the same or another Use Group.

112-071 - Uses permitted in C1 Districts

LAST AMENDED
2/2/2011

Within a C1 District, all #uses# permitted in Use Groups 1, 2, 3, 4, 5 and 6, as listed in Sections [32-11](#) to [32-15](#), are permitted, except:

Court houses

Electric and gas substations

Public utility stations

Telephone exchanges.

Additional permitted #uses# are:

Custom manufacturing and sale of jewelry, ceramics, art and needlework, limited to 10,000 square feet per establishment.

112-072 - Uses permitted in C2 Districts

LAST AMENDED

2/2/2011

Within a C2 District, all #commercial# #uses# listed in Section [112-071](#) (Uses permitted in C1 Districts) are permitted as well as all #uses# permitted as-of-right in C2 Districts, as set forth in Section [32-10](#), except:

Automobile sales, including motorcycle and #trailer#

Prisons

Refreshment stands, drive-in

Wholesale establishments.

112-073 - Uses permitted in C3 Districts

LAST AMENDED

2/2/2011

Within a C3 District, Use Groups 1, 2, 3 and 4 in Sections [32-11](#) to [32-13](#), and all #commercial# #uses# listed in Use Group 14 in Section [32-23](#), are permitted, as well as:

#Boatels#

Eating or drinking places, including those that provide outdoor table service or incidental musical entertainment.

112-074 - Ground floor use restrictions on certain blocks

LAST AMENDED

2/2/2011

For all #buildings# fronting on City Island Avenue between Bay Street and Carroll Street, only non-#residential uses# shall be permitted on the ground floor level or within #stories# that have a floor level within five feet of #curb level#, except for Type 1 lobbies provided in accordance with Section [37-33](#) (Maximum Width of Certain Uses).

112-075 - Uses permitted in M1 Districts

LAST AMENDED

2/2/2011

Within an M1 District, all #uses# listed in Use Groups 4B, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16A and 17 are permitted, except:

Automobile sales, including motorcycle and #trailer#

Bottle works

Cotton ginning or cotton wadding or linters

Fuel, ice, coal or wood establishments with open storage

Manufacturing of autos, trucks or #trailers#, including parts

Motorcycle manufacturing, including parts

Motorcycle or motor scooter rental

Poultry or rabbit killing establishments

Prisons

Public transit or railroad substations

Public utility stations

Railroads, including rights-of-way

Refreshment stands, drive-in

Telephone exchanges

Truck weighing scales

Trucking terminals and motor freight stations.

112-08 - Uses Permitted by Special Permit

LAST AMENDED
2/2/2011

In C1, C2 or C3 Districts, the City Planning Commission may permit #automotive service stations#, auto repair establishments, #public parking garages# or #public parking lots#. As a condition for permitting such #use#, the Commission shall make the following findings:

- (a) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- (b) that such #use# has adequate reservoir space at the vehicular entrance to accommodate a minimum of 10 cars or 20 percent of the spaces so provided, whichever amount is less; and
- (c) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for the shielding of floodlights or for setback of any roof parking areas from #lot lines#.

112-09 - Sign Regulations

LAST AMENDED
1/20/1977

In addition to meeting the #sign# regulations of the applicable underlying zoning district, all #signs# within the Special District shall meet the following restrictions:

- (a) #signs# attached to the #street wall# of a #building# shall have a vertical dimension of not more than three feet and shall

have a horizontal dimension of not more than 75 percent of the #street# frontage; and

(b) outdoor #signs# may be illuminated by indirect means only.