Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

98-12 - Modification of Use Regulations

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98-12 - Modification of Use Regulations

LAST AMENDED
6/23/2005

The #use# regulations of the underlying districts are modified by the provisions of this Section, inclusive.

98-121 - In Subarea H

LAST AMENDED
6/6/2024

In Subarea H, the provisions of Section 32-19 (Use Group IX - Storage), inclusive, are modified to permit, in C6 Districts, warehouse #uses# only in #cellars# located wholly below #curb level#.

98-122 - In Subarea K

LAST AMENDED
6/6/2024

In Subarea K, the provisions of Section 42-10 (USE ALLOWANCES), inclusive, shall be modified as follows:

(a) The following additional #uses# shall be permitted, provided that the floor space allocated to such #uses# does not exceed 25 percent of the total #floor area# of the #building#:

(1) all #uses# listed under Use Groups III and IV not otherwise permitted by the underlying regulations;

(2) all #uses# listed under Food and Beverage Retailers in Use Group VI, larger than 10,000 square feet;

(3) all #uses# listed under Use Group VI not otherwise permitted by the underlying regulations; or

(4) all #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), inclusive, shall be permitted without such limitation, provided that the floor space allocated to such #uses# does not exceed 10 percent of the total #floor area# of the #building#.

98-123 - Adult establishments

LAST AMENDED
6/23/2005

The provisions of Section 52-77 (Termination of Adult Establishments) shall not apply to any #adult establishment# that located within the #Special West Chelsea District# after October 25, 1995 and prior to May 25, 2005, and which, as of May 25, 2005 and June 22, 2005, was an existing #use# and conformed to all provisions of Section 42-01 (Special Provisions for Adult Establishments) applicable to M1-5 Districts.

98-124 - Location within buildings

LAST AMENDED
6/6/2024

In any C6 District in the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that the limitations set forth in paragraph (a) of such Section need not apply, and the requirements in paragraph (b) of such Section shall apply only where #commercial uses# are located above any #story# containing #dwelling units#.

However, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall not preclude the location of a #commercial# #use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.