Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

89-00 - GENERAL PURPOSES

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LAST AMENDED
12/15/2016

The "Special Hudson River Park 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 facilitate the repair and rehabilitation of piers, bulkheads and infrastructure within Hudson River Park, and to facilitate their maintenance and development, through the transfer of development rights within the Special Hudson River Park District, given that commercial development is limited by the Hudson River Park Act;

(b) to promote an appropriate range of uses that complements Hudson River Park and, to the extent housing is included, to serve residents of varied income levels;

(c) to establish criteria for any and all transfers of air rights from the Hudson River Park to inland areas; and

(d) to promote the most desirable use of land and development in this area and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

89-01 - General Provisions

LAST AMENDED
5/12/2021

The provisions of this Chapter shall apply within the #Special Hudson River Park District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter.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. However, 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.

89-02 - Definitions

LAST AMENDED
7/16/2026

For the purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section.

Granting site

Within the #Special Hudson River Park District#, a “granting site” is a #zoning lot#, or a portion of a #zoning lot#, within Area A, identified as “A1”, or within Area B, identified as "B-G1", "B-G2" or "BG-3", on the map in the Appendix to this Chapter, upon which development is regulated by contract, lease, covenant, declaration or otherwise to assure compliance with the purposes of this Special District and from which #floor area# may be transferred. A #granting site# may only transfer #floor area# to a #receiving site# within an area that shares the same letter designation. For example, a #granting site# within Area A1 may transfer #floor area# to a #receiving site# within Area A2, but not

to a #receiving site# within Area B.

Receiving site

Within the #Special Hudson River Park District#, a “receiving site” is a #zoning lot#, within Area A, identified as “A2”, or within Area B, identified as B-R1", "B-R2", "B-R3" or B-R4" on the maps in the Appendix to this Chapter, to which #floor area# of a #granting site# may be transferred.

Required funds

Within the #Special Hudson River Park District#, the “required funds” are the specified amount of funds required to effectuate the transfer of #floor area#, pursuant to paragraph (a) of Section 89-21, set forth in a statement from the Hudson River Park Trust.

89-03 - District Plan and Maps

LAST AMENDED
12/15/2016

The regulations of this Chapter are designed to implement the #Special Hudson River Park District# Plan. The District Plan includes the map in the Appendix to this Chapter which is hereby incorporated and made part of this Resolution for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.