Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

89-10 - USE AND BULK REGULATIONS

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89-10 - USE AND BULK REGULATIONS

LAST AMENDED
12/15/2016

89-11 - Use and Bulk Regulations on Receiving Sites

LAST AMENDED
7/16/2026

The #use# and #bulk# regulations applicable to a #receiving site# shall be modified as follows:

(a) C6-4 Districts

Within Area A2 on the maps in the Appendix to this Chapter, the #use# and #bulk# regulations of the underlying C6-4 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M1-5 District shall apply.

Within Area B-R1 and Area B-R2, the #use# and #bulk# regulations of the underlying C6-4X District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(b) C6-3 and M1-5 Districts

The #use# and #bulk# regulations of the underlying C6-3 and M1-5 Districts shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

(c) C4-7 Districts in Area B-R3

The #use# and #bulk# regulations of the underlying C4-7 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-3 District shall apply.

(d) C4-7 Districts in Area B-R4

The #use# and #bulk# regulations of the underlying C4-7 District shall not apply. In lieu thereof, the #use# and #bulk# regulations of an M2-4 District shall apply.

However, on a #receiving site#, for any #development#, #enlargement# or #conversion# that is the subject of a special permit granted by the City Planning Commission pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), the #use# and #bulk# regulations of the underlying C4-7, C6-3, C6-4 or M1-5 District shall apply to such approved #development#, #enlargement# or #conversion#. However, in C4-7 Districts, automobile dealers and all other motor vehicle dealers, as listed in Use Group VI, may include these additional #uses# only: repair services or preparation of vehicles for delivery.

89-12 - Special Floor Area Regulations Within Areas B-R1 and B-R2

LAST AMENDED
7/16/2026

Within Areas B-R1 and B-R2 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section 89-21 (Transfer of Floor Area From Hudson River Park), and the #bulk# regulations of the underlying C6-4X District apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 89-21.

89-13 - Special Floor Area Regulations Within Areas B-R3 and B-R4

LAST AMENDED
7/16/2026

Within Areas B-R3 and B-R4 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section 89-21 (Transfer of Floor Area from Hudson River Park), and the bulk regulations of the underlying C4-7 District apply pursuant to the provisions of Section 89-11 (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 12.0 within a #Mandatory Inclusionary Housing area#, and such maximum residential #floor area ratio# may be increased to a maximum of 14.4 as set forth in Section 89-21.