Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

88-00 - GENERAL PURPOSES

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LAST AMENDED
3/20/2013

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

(a) to support the growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial and community facility uses while promoting the retention of commercial uses and light manufacturing uses;

(b) to recognize and enhance the vitality and character of the neighborhood for workers and residents;

(c) to encourage the development of buildings compatible with existing development;

(d) to regulate conversion of buildings while preserving continued manufacturing or commercial use;

(e) to encourage the development of affordable housing;

(f) to promote the opportunity for workers to live in the vicinity of their work;

(g) to retain jobs within New York City; and

(h) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

88-01 - Definitions

LAST AMENDED
6/6/2024

For the purposes of this Chapter, matter in italics is defined in Sections 12-10, 32-301 or within this Section.

Qualifying building

For the purposes of this Chapter, a "qualifying building" shall be any #building# that contained at least 70,000 square feet of #floor area# on March 20, 2013.

88-02 - General Provisions

LAST AMENDED
10/7/2021

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Hudson Square District#, the provisions of this Chapter shall apply within the #Special Hudson Square 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except as superseded, supplemented or modified by the provisions of this Chapter.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#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), 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 Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

88-03 - District Plan and Maps

LAST AMENDED
3/20/2013

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

88-04 - Subdistricts

LAST AMENDED
3/20/2013

In order to carry out the purposes and provisions of this Chapter, Subdistrict A is established. The Subdistrict is specified on the map in the Appendix to this Chapter.

88-05 - Applicability of District Regulations

LAST AMENDED
3/20/2013

88-051 - Applicability of Article I, Chapter 5

LAST AMENDED
12/5/2024

The conversion to #dwelling units# of non-#residential buildings# erected prior to December 31, 1990, or portions thereof, shall be permitted subject to the provisions applicable to #Commercial Districts# in Article I, Chapter 5 (Residential Conversion within Existing Buildings), except as superseded or modified by the provisions of this Chapter.