Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

91-42 - Pedestrian Circulation Space

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LAST AMENDED
2/2/2011

Within the boundaries of the #Special Lower Manhattan District#, all #developments# or #enlargements# constructed after August 27, 1998, on #zoning lots# of at least 5,000 square feet that contain more than 70,000 square feet of new #floor area# shall provide pedestrian circulation space on such #zoning lot# in accordance with the provisions of Section 37-50.

Pedestrian circulation space shall not be required if any of the following conditions exist:

(a) the #zoning lot# is entirely occupied by a #building# of no more than one #story# in height;

(b) the #zoning lot# is an #interior lot# fronting on a #wide street# with less than 80 feet of #street frontage#;

(c) the #zoning lot# is an #interior# or #through lot# fronting on a #street# or #streets# with Type 1, Type 2A, Type 2B, Type 3, Type 4 or Type 5 #street wall# regulations, as set forth in paragraph (a) of Section 91-31 (Street Wall Regulations);

(d) the #zoning lot# is a #through lot# and both #street# frontages are less than 25 feet in length; or

(e) the #zoning lot# is located in a C6-2A or C6-9 District within the South Street Seaport Subdistrict.