



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 86-10 - SPECIAL USE REGULATIONS

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## 86-10 - SPECIAL USE REGULATIONS

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LAST AMENDED  
3/24/2009

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### 86-11 - Ground Floor Uses Along Designated Streets

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LAST AMENDED  
2/2/2011

Along the portions of Austin Street and 71st Avenue specified on the map in the Appendix to this Chapter as Retail Continuity Streets, #uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial# or #community facility# #uses# permitted by the underlying district and the provisions of Section [86-12](#) (Modification of Uses Along Austin Street) and shall extend to a minimum depth in accordance with the provisions set forth in Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses).

Such ground floor #street# frontage of a #development# or #enlargement# constructed after March 24, 2009, shall be allocated exclusively to such #uses#, except for Type 2 lobby space, entryways or entrances to subway stations and #accessory# parking spaces provided in accordance with applicable provisions of Section [37-33](#) (Maximum Width of Certain Uses).

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### 86-12 - Modification of Uses Along Austin Street

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LAST AMENDED  
12/6/2023

The #use# regulations in the #Special Forest Hills District# shall be modified to permit Use Groups 10A, 12A, 12B and 12D within C2 Districts fronting on Austin Street.

The provisions of Section [32-423](#) (Limitation on ground floor location) shall not apply to #uses# located along Austin Street.

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### 86-13 - Location of Uses in Mixed Buildings

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LAST AMENDED  
2/2/2011

The provisions of Section [32-422](#) (Location of floors occupied by commercial uses) are modified to permit #dwelling units# on the same #story# as #commercial# #use# provided no access exists between such #uses# at any level containing #dwelling units# and provided any #commercial# #uses# are not located directly over any #dwelling units#.

Such #commercial# #uses#, however, may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that there is sufficient separation of #residential uses# from #commercial# #uses# within the #building#.

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### 86-14 - Transparency Requirement

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LAST AMENDED  
2/2/2011

For #developments# or #enlargements# constructed after March 24, 2009, the ground floor #street wall# bounding any #commercial# or #community facility# #use#, other than a #school#, shall be glazed in accordance with the transparency requirements set forth in Section [37-34](#) (Minimum Transparency Requirements).