



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **87-11 - Use Regulations Within the Core Subdistrict**

File generated by <https://zr.planning.nyc.gov> on 7/21/2025

---

## 87-11 - Use Regulations Within the Core Subdistrict

---

LAST AMENDED  
12/11/2017

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

---

### 87-111 - Vehicle storage establishments

---

LAST AMENDED  
6/6/2024

Commercial or public utility vehicle storage, including #accessory# motor fuel pumps, listed under Use Group IX(C), open or enclosed, shall be a permitted #use# on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- (a) such #use# is the primary #use# on Parcel 5;
- (b) no more than 10,000 square feet of #floor area# shall be provided on Parcel 5; and
- (c) a #shore public walkway# is provided as set forth in paragraph (a) of Section [87-71](#) (Special Public Access Provisions).

The streetscape provisions of Section [87-41](#), inclusive and the special height and setback regulations of Section [87-32](#), inclusive, shall not apply to such #use#. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

---

### 87-112 - Location of commercial space

---

LAST AMENDED  
6/6/2024

The provisions of Section [32-422](#) (Location of floors occupied by commercial uses) shall be modified such that the limitations set forth in paragraph (a) of such Section need not apply, and the requirements in paragraph (b) of such Section shall apply only where #commercial uses# are located above any #story# containing #dwelling units#.

---

### 87-113 - Location of underground uses

---

LAST AMENDED  
10/17/2017

Notwithstanding the provisions of Section [62-332](#) (Rear yards and waterfront yards), underground #uses#, such as parking garages, shall not be allowed in #waterfront yards#.