Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

87-411 - Ground floor uses

File generated by https://zr.planning.nyc.gov on 4/19/2024

87-411 - Ground floor uses

LAST AMENDED
12/11/2017

Within the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, the following shall apply:

(a)   Minimum amount of required #ground floor level# #floor area#

At least 50 percent of the width of the #ground floor level# #street wall# of a #building# shall be occupied by #floor area#, and on Parcels 1 and 2, as shown on Map 1, the entire width of the #ground floor level# #street wall# facing a #shore public walkway# or a mapped parkland, shall be occupied by #floor area#. Such #floor area# shall be allocated to any permitted #use#, except #group parking facilities#.

(b)   Required non-#residential uses# in certain locations

The #ground floor level# #street wall# within 50 feet of the intersection of two #streets#, designated on Map 2, shall be occupied exclusively by non-#residential# #floor area#. In addition, on Parcels 3 and 4, at least 50 feet of additional #ground floor level# #street wall# facing the #shore public walkway# shall be occupied exclusively by non-#residential# #floor area#, at the locations designated on Map 2. Offices (Use Group 6B) and clubs (Use Group 6E) as listed in Section 32-15, automotive service establishments (Use Groups 8C, 7D and 12D) as listed in Sections 32-16, 32-17 and 32-21, and #group parking facilities#, including entrances and exits thereto, shall not be permitted within such locations.

Non-#residential# #floor area# required pursuant to this paragraph may satisfy #ground floor level# #floor area# required pursuant to paragraph (a) of this Section.

All #ground floor level# #floor area# required pursuant to this Section shall extend to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, all #streets# shall be considered designated retail streets.