Zoning Resolution

94-062 - Streetscape regulations

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The underlying #ground floor level# streetscape provisions of Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

(a)   #ground floor level# #street# frontages in Areas A, B, C and D as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter along Emmons Avenue shall be considered #Tier C street frontages#;

(b)   #ground floor level# #street# frontages in Areas A, B, C, E and F, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, along Sheepshead Bay Road, Ocean Avenue, Bedford Avenue, Nostrand Avenue, as well as, in Areas E and F, frontages along Emmons Avenue, shall be considered #Tier B street frontages#; and

(c)   in Areas A, B, C and D, the size of #ground floor level# #commercial uses# shall be limited to a maximum #floor area# of 3,500 square feet per establishment and to a maximum frontage per establishment at the #ground floor level# of 35 feet when facing any plaza, Emmons Avenue, Sheepshead Bay Road, Ocean Avenue and Bedford Avenue, except that:

   (1)   such size limitation shall not apply to eating or drinking establishments listed under Use Group VI; and

   (2)   in Area B, grocery and convenience retailers listed under Use Group VI may exceed such size limitations if the following criteria are met:

(i)   such establishment shall be on a #zoning lot# existing on May 27, 2015;

(ii)   only one such establishment shall be permitted on a #zoning lot#; and

(iii)   the size of such establishment shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products and, further, such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space.