Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-30 - HOUSTON STREET CORRIDOR (Area B)

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109-30 - HOUSTON STREET CORRIDOR (Area B)

LAST AMENDED
2/3/1977

The provisions of this Section are applicable within Area B, as shown on the District Plan (Appendix A).

109-31 - Special Use Regulations

LAST AMENDED
2/3/1977

109-311 - Special regulations for existing commercial or manufacturing uses

LAST AMENDED
2/3/1977

The continuation, #enlargement#, #extension# or change of #use# of existing #commercial# or #manufacturing uses# within Area B, shall be governed by the underlying district regulations.

109-312 - Special use regulations for new development

LAST AMENDED
6/6/2024

For any #building# or portion of a #building# #developed# or #enlarged# within Area B, #uses# listed in the underlying district regulations are permitted, except for the following #uses#:

From Use Group IV(B)

All #uses#

From Use Group IX

Vehicle storage #uses#.

109-313 - Streetscape provisions

LAST AMENDED
6/6/2024

The underlying #ground floor level# streetscape provisions shall apply. However, along #Tier B street frontages# where the alternate #ground floor level# provisions are able to be applied, in accordance with Section 32-322, the following transparency requirements shall be applied in addition to the provisions of such Section:

#Ground floor level# #street walls# shall be glazed with transparent materials, which may include #show windows#, transom windows, or glazed portions of doors. Such transparent materials shall occupy at least 25 percent of the surface area of such #ground floor level# #street wall#, up to a height of 12 feet above #curb level#, or the height of the ground floor ceiling, whichever is higher. Transparent areas may include storefronts subject to Section 109-50. Door or window openings within such surface areas shall be considered transparent. Such opening shall have a minimum width of two feet.

109-32 - Bulk Regulations

LAST AMENDED
12/5/2024

The #bulk# regulations applicable to a C6-3A District shall apply to the Houston Street Corridor (Area B).

109-33 - Special Front Wall Regulations

LAST AMENDED
12/5/2024

The #street wall# location provisions of paragraph (a) of Section 35-631 (Street wall location) shall apply. For the purposes of applying #street wall# location provisions, all streets shall be considered #wide streets#. For all #buildings# within Area B, the exterior materials of the front wall shall be predominantly of masonry.

109-34 - Curb Cuts

LAST AMENDED
12/5/2024

109-341 - Curb cut regulations

LAST AMENDED
12/5/2024

There shall be not more than one curb cut on each #street line# frontage of a #zoning lot#.

109-35 - Noise Attenuation

LAST AMENDED
12/5/2024

For any #residential# or #commercial# #use# in a #development# within Area B:

(a) window wall attenuation of 35 dB(A) for #residential uses# or 30 dB(A) for #commercial# #uses#, shall be provided. However, upon application to the Office of Environmental Remediation (OER) by the owner of the affected #building#, consistent with its authority under the provisions of Section 11-15 (Environmental Requirements) with respect to (E) designations, OER may modify the requirements of this Section, based upon new information, additional facts or updated standards, as applicable, provided that such modification is equally protective. In such instances, OER shall provide the Department of Buildings with notice of such modification, stating that it does not object to the issuance of a building permit, or temporary or final certificate of occupancy; and

(b) alternative means of ventilation shall be provided, such as, but not limited to, central air conditioning or the provision of air conditioning sleeves, with such alternative means to conform to the provisions of Sections 27-752 to 27-756 of the Building Code of the City of New York.