Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

108-10 - USE REGULATIONS

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108-10 - USE REGULATIONS

LAST AMENDED
7/23/2008

108-11 - Use Modifications in the Special Hunts Point District

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, #transient hotels# or #motels# listed under Use Group V shall not be permitted within the areas designated on the #Special Hunts Point District# Map in Appendix A. Within such areas, Section 74-153 (In M1 Districts) shall not be applicable.

108-12 - Use Modifications in the Residential Buffer Subdistrict

LAST AMENDED
6/6/2024

(a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses#:

From Use Group III

Community Centers

Libraries

Museums

Non-commercial recreational centers

From Use Group VI

All #uses# listed under Food and beverage Retailers, with no limitation as to #floor area# per establishment

Other #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI Retail and Services), inclusive, up to a size limit of 40,000 square feet of #floor area# per establishment within 500 feet of the center line of Garrison Avenue.

(b) In the #Special Hunts Point District#, within the Residential Buffer Subdistrict, #uses# listed under Use Groups IV(B), IX or X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive.

108-13 - Use Modifications in the Food Industry Subdistrict

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed under Use Groups IV(B) and IX shall be limited to those permitted within

M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive, except that refrigerating plants listed under Use Group IX, shall be permitted.

108-14 - Enclosure Regulations

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, all #uses# listed under Use Groups IV, VI, VII, VIII, IX or X and are not permitted as-of-right within C7 Districts, shall be located within completely enclosed #buildings#, except that building materials or contractors' yards listed under Use Group IX(A) may be open or enclosed.

108-15 - Applicability of Article V, Chapter 2 (Non-conforming Uses)

LAST AMENDED
6/6/2024

In the #Special Hunts Point District#, a #non-conforming# #use# may be changed only to a #conforming# #use#.

The following sections pertaining to #non-conforming# #uses# in the #Special Hunts Point District# shall not apply:

Section 52-32 (Land With Minor Improvements)

Section 52-33 (Manufacturing or Related Uses in Residence Districts), inclusive

Section 52-34 (Commercial Uses in Residence Districts)

Section 52-35 (Manufacturing or Related Uses in Commercial Districts)

Section 52-36 (Non-conforming Commercial Uses in Commercial Districts)

Section 52-37 (Non-conforming Commercial Uses in Manufacturing Districts)

Section 52-43 (Residence Districts Except R1 and R2 Districts)

Section 52-44 (Non-conforming Residential Uses in M1 Districts)

Section 52-45 (Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts)

Section 52-54 (Buildings Designed for Residential Use in Residence Districts)

Section 52-56 (Multiple Dwellings in M1-1D Through M1-5D Districts)

Section 52-62 (Buildings Containing Residences in M1-1D Through M1-5D Districts)

Section 52-72 (Land with Minor Improvements)

Section 52-731 (Advertising signs)

Section 52-732 (Signs on awnings or canopies)

Section 52-74 (Uses Objectionable in Residence Districts)

Section 52-75 (Certain Types of Uses Involving Open Storage or Salvage).