



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

118-10 - USE REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 5/30/2026

118-10 - USE REGULATIONS

LAST AMENDED

1/10/1985

118-11 - Streetscape Regulations

LAST AMENDED

6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along 14th Street, Union Square East, Union Square West or 17th Street, shall be considered #Tier C street frontages#.

In addition to the underlying provisions for such #Tier C street frontages#, the following shall apply:

- (a) #ground floor level# #uses# with frontage on 14th Street shall be entered directly from 14th Street; and
- (b) for #buildings# fronting on Union Square East, Union Square West, or 17th Street between Broadway and Park Avenue South, where a #use# comprises at least 40 percent of the #floor area# of a #building#, the principal entrance to such #use# shall be located on such frontages. Where multiple #uses# comprise more than 40 percent, an entrance to only one such #use# need be located on such frontages.

Defined terms in this Section include those in Sections [12-10](#) and 32-301.

118-12 - Sign Regulations

LAST AMENDED

6/6/2024

On #street walls# fronting on 14th Street, no #sign# may be located more than 25 feet above #curb level#.

#Signs# on #street walls# fronting on all other #streets# within the Special District shall be subject to the provisions of Section [32-672](#) (Special provisions for high density areas)

#Flashing signs# are not permitted within the Special District.