



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

128-05 - Applicability of District Regulations

File generated by <https://zr.planning.nyc.gov> on 3/28/2025

128-05 - Applicability of District Regulations

LAST AMENDED
10/23/2008

128-051 - Applicability of Article I, Chapter 2

LAST AMENDED
3/28/2012

The definition of “lower density growth management area” in Section [12-10](#) (DEFINITIONS) shall be modified to exclude all districts within the #Special St. George District#.

128-052 - Applicability of Article III, Chapter 6

LAST AMENDED
12/5/2024

The provisions of Section [36-76](#) (Waiver or Reduction of Spaces for Subsidized Housing) shall not apply in the #Special St. George District#.

128-053 - Applicability of Article VI, Chapter 2

LAST AMENDED
12/5/2024

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply in the North Waterfront Subdistrict of the #Special St. George District#, as modified in this Chapter. In such Subdistrict, such provisions shall not apply to improvements to the publicly accessible waterfront open space, or to #developments#, #enlargements#, alterations and changes of #use# permitted pursuant to Section [128-61](#) (Special Permit for North Waterfront Sites). However, the regulations of Section [62-31](#) (Bulk Computations on Waterfront Zoning Lots) shall apply to such #developments#, #enlargements#, alterations and changes of #use#, as modified pursuant to such special permit. In addition, the special requirements for #visual corridors# set forth in Section [128-43](#) (Visual Corridors in the North Waterfront Subdistrict) shall apply.

128-054 - Applicability of Article VII, Chapter 4

LAST AMENDED
12/5/2024

Within the North Waterfront Subdistrict of the #Special St. George District#, the following special permits shall not apply:

Section [74-194](#) (Public parking garages or public parking lots outside high density areas)

Section [74-61](#) (Development on Lots that Include Railroad Right-of-Ways).

In addition, the provisions of the following special permits, as applicable, shall be deemed to be modified when an application pursuant to Section [128-61](#) (Special Permit for North Waterfront Sites) for Parcel 1 or Parcel 2, as shown on the maps in the Appendix to this Chapter, under application numbers C130317ZSR or C130318ZSR, as applicable, has been approved:

C000012ZSR

C000013ZSR

C000014ZSR

C000016(A)ZSR

128-055 - Applicability of Article VII, Chapter 5

LAST AMENDED

12/5/2024

Within the North Waterfront Subdistrict of the #Special St. George District#, the following authorization by the City Planning Commission and certifications by the Chairperson of the City Planning Commission, shall not apply:

Section [75-411](#) (Developments on or over railroad rights-of-way)

Section [75-412](#) (Developments on lots under one and a half acres that include railroad right-of-ways)