Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Appendix A

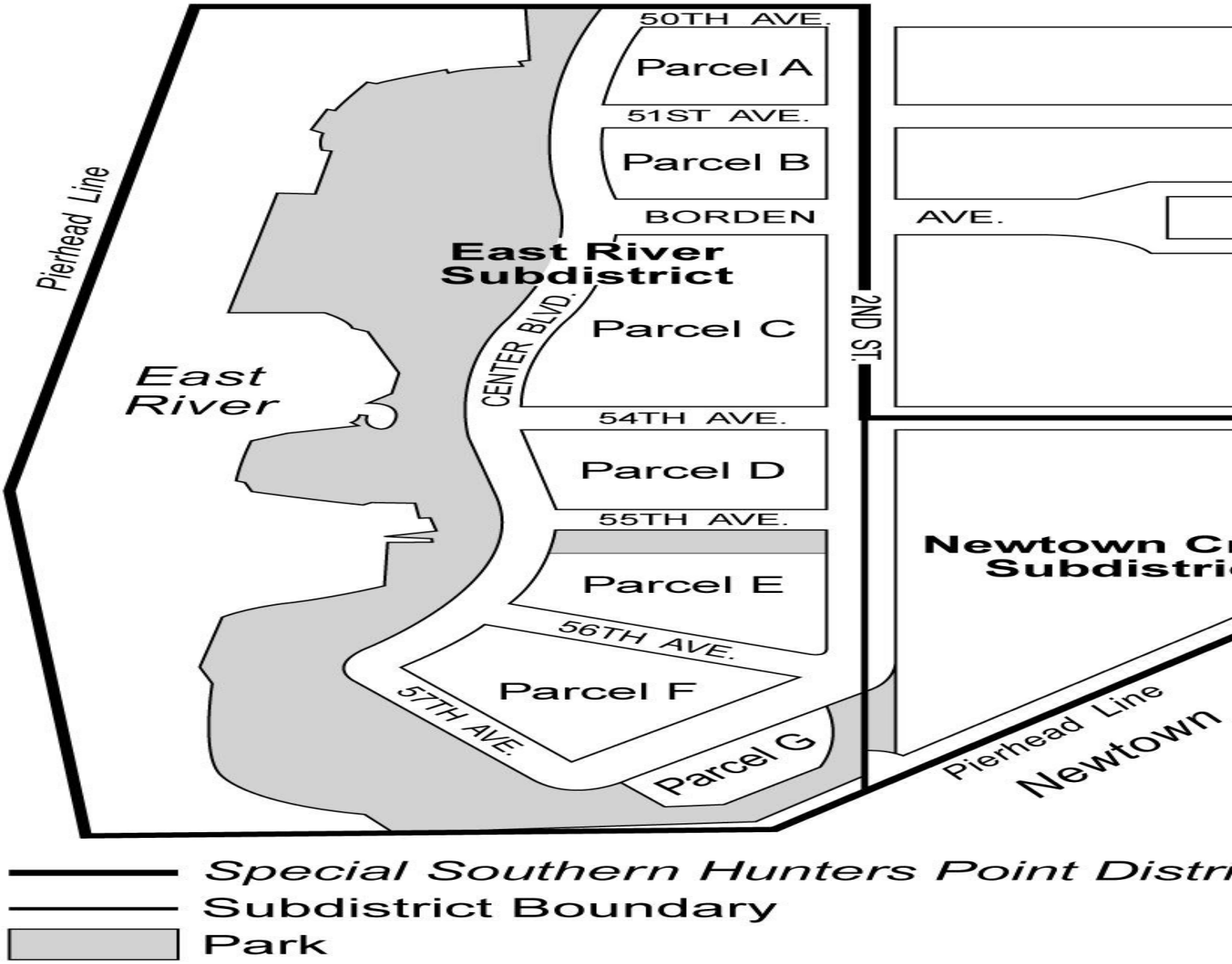
File generated by https://zr.planning.nyc.gov on 11/4/2026

Appendix A - Special Southern Hunters Point District Plan

LAST AMENDED

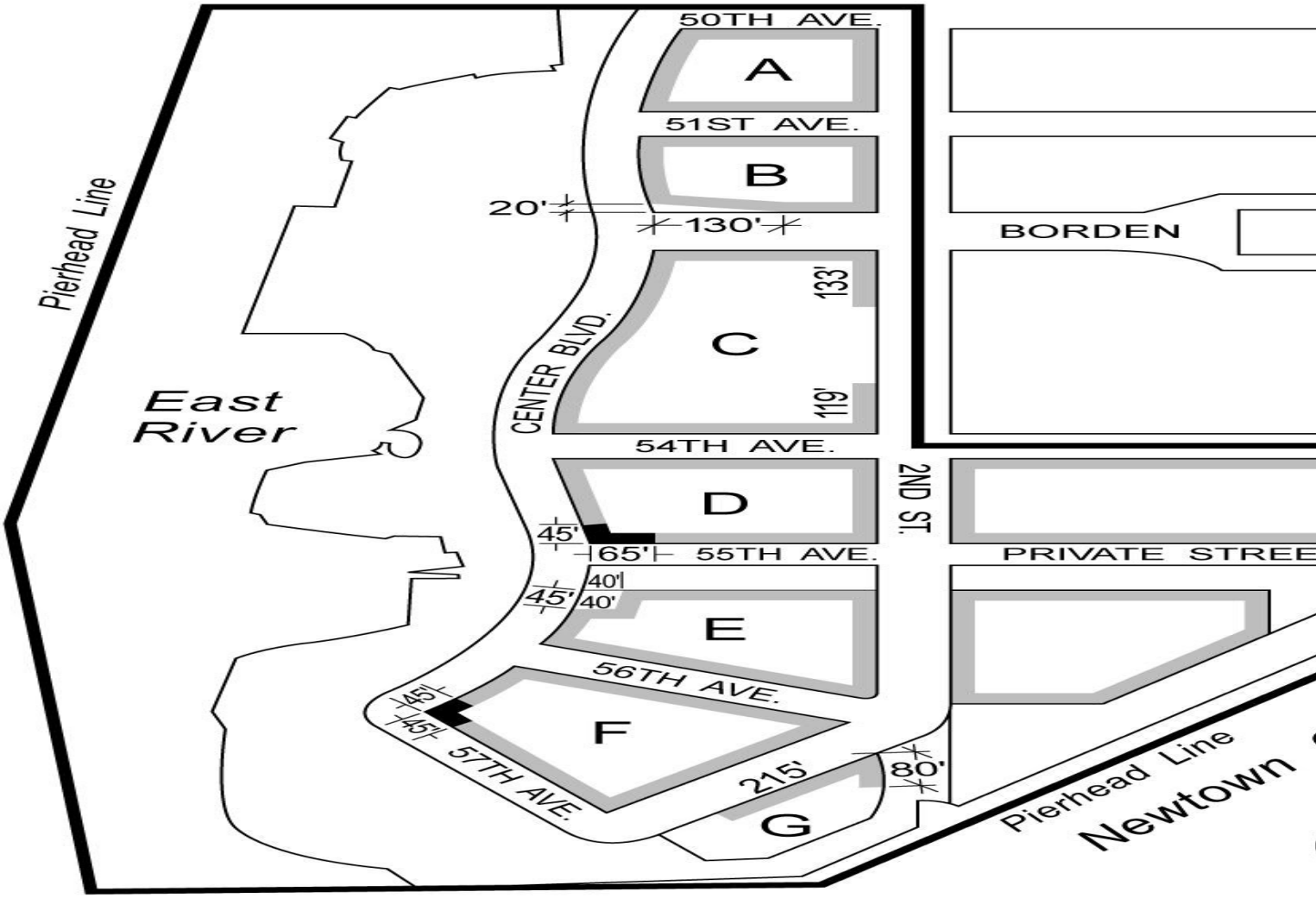
6/6/2024

Map 1 – Special Southern Hunters Point District, Subdistricts and Parcels

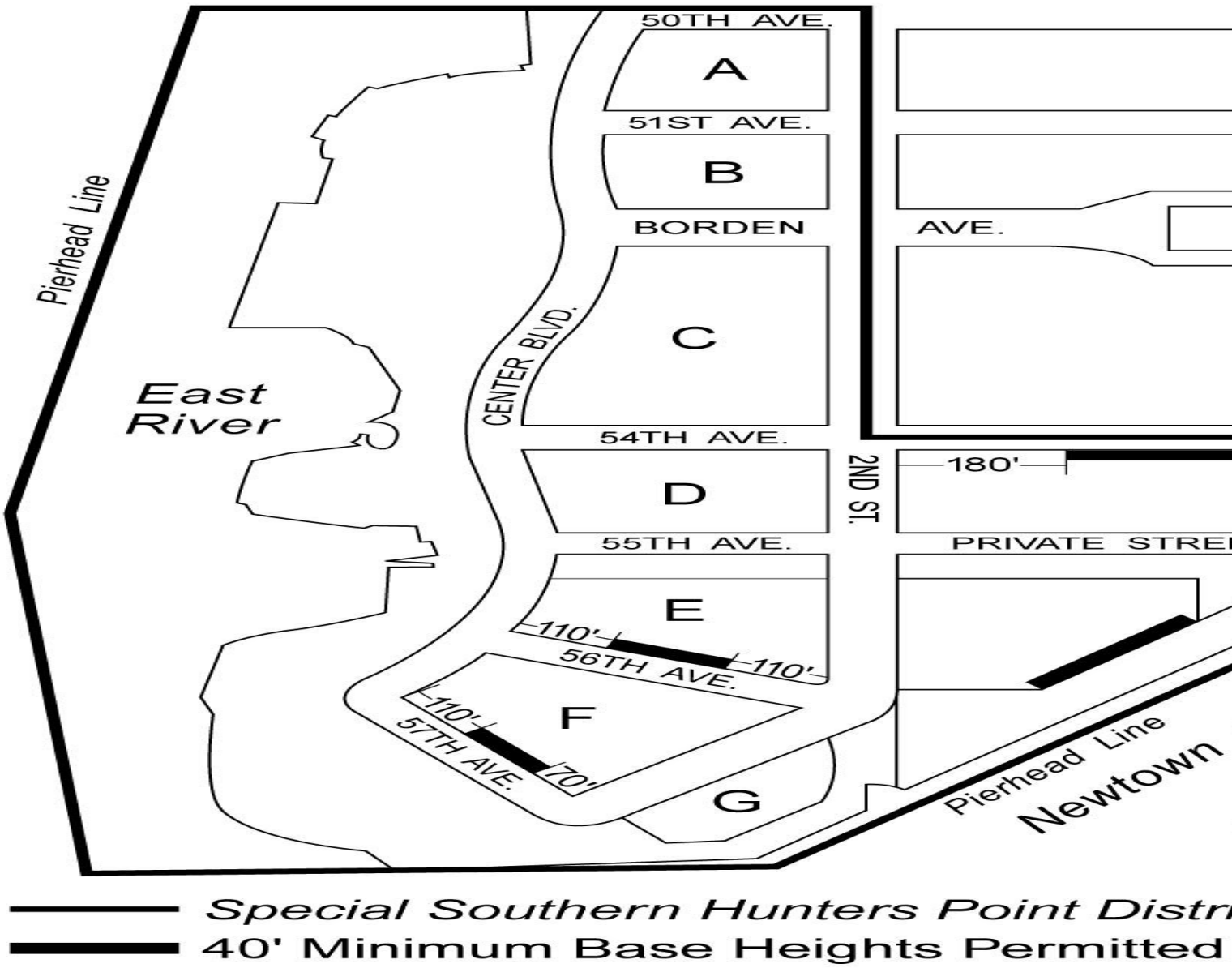


Map 2 – Special Ground Floor Use Regulations

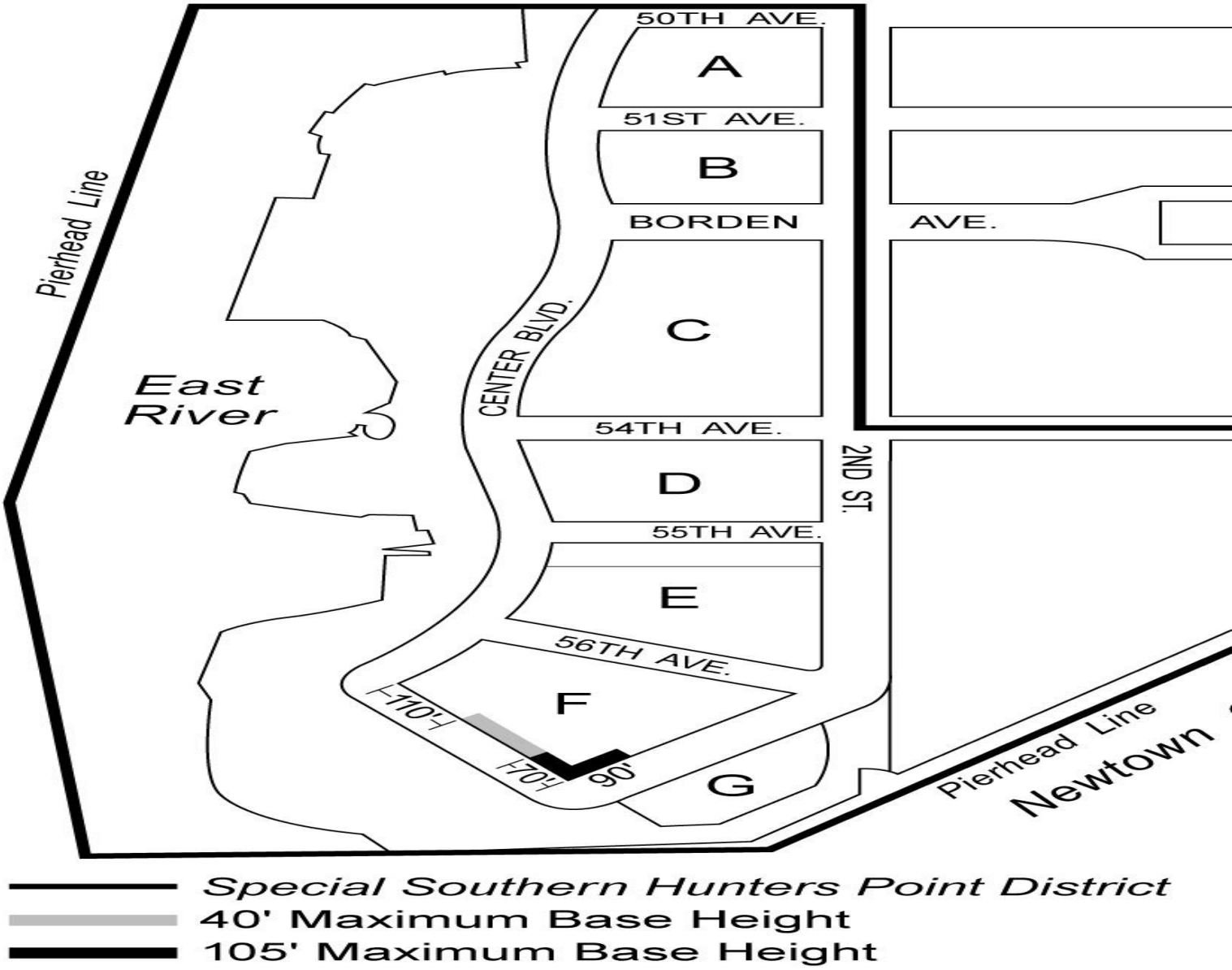
Map 3 – Street Wall Locations


50TH AVE.
A
51ST AVE.
B
20'
130'
BORDEN
Pierhead Line
133'
C
119'
CENTER BLVD.
East
River
54TH AVE.
D
2ND ST.
45'
65'
55TH AVE.
PRIVATE STREE
45'
40'
40'
E
56TH AVE.
45'
45'
F
57TH AVE.
215'
80'
G
Pierhead Line
Newtown
Special Southern Hunters Point Distri
Mandatory Street Wall Location
Street Wall Required Within 25' of Str

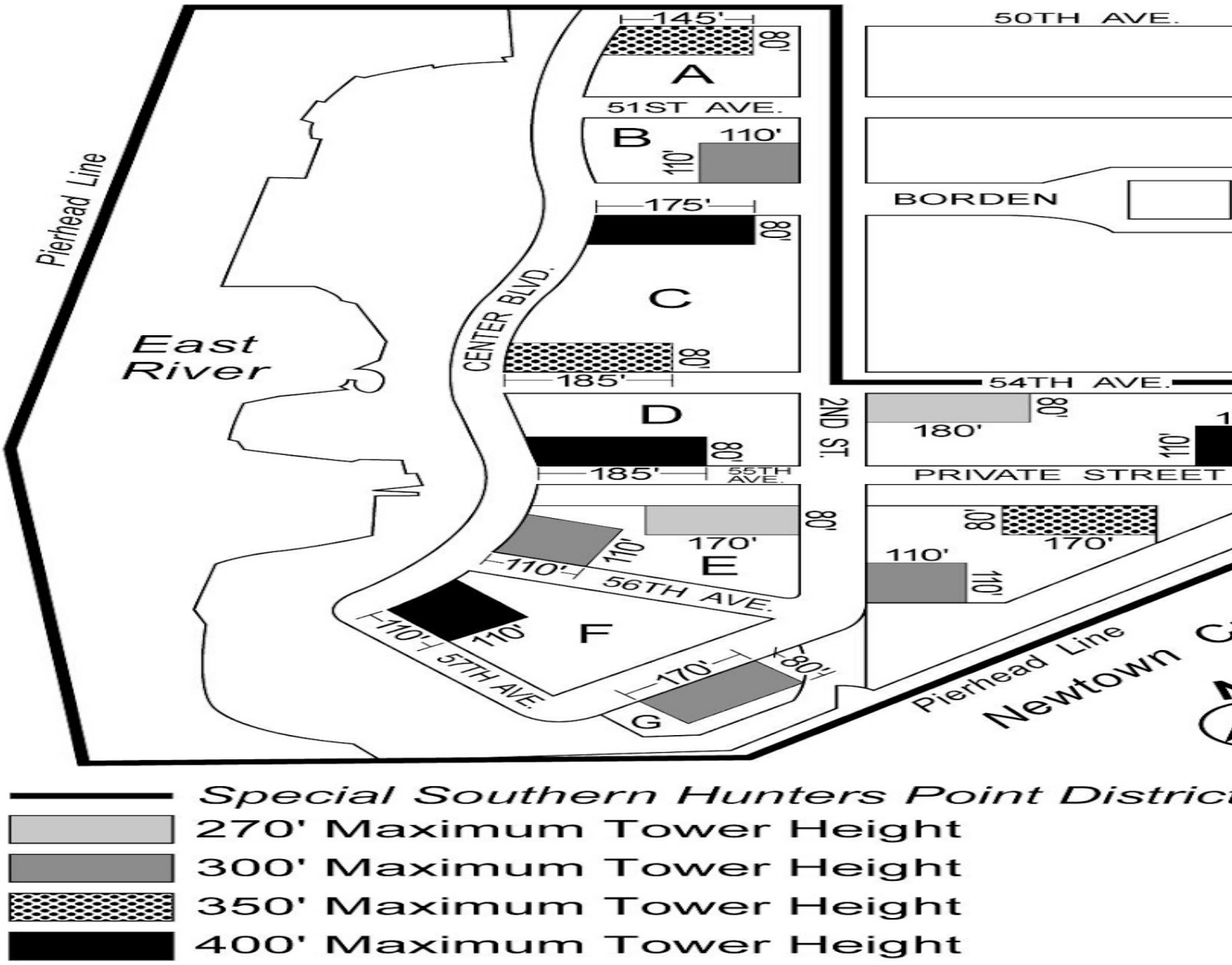
Map 4 – Minimum Base Heights of 40 Feet



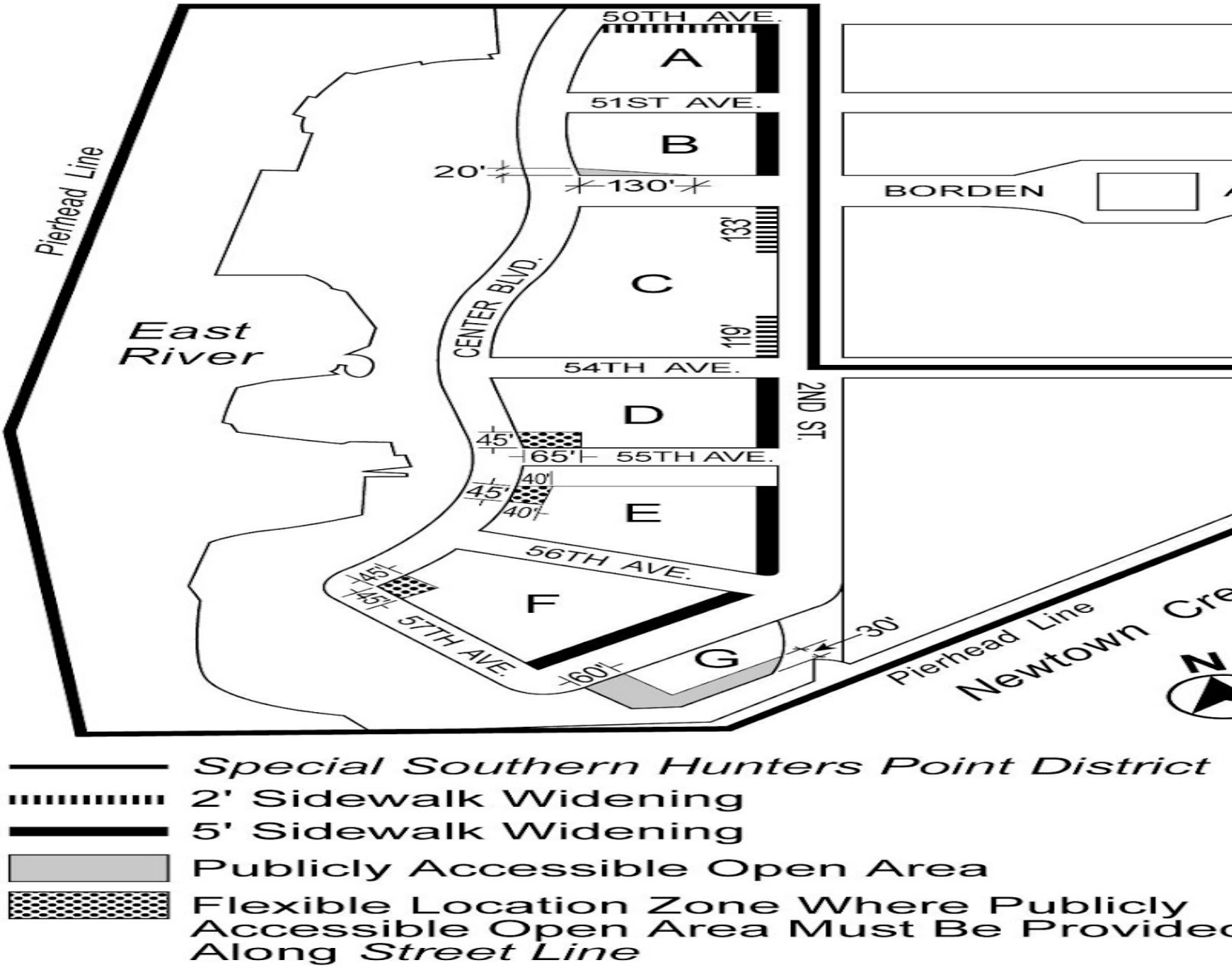
Map 5 – Maximum Base Heights other than 70 Feet



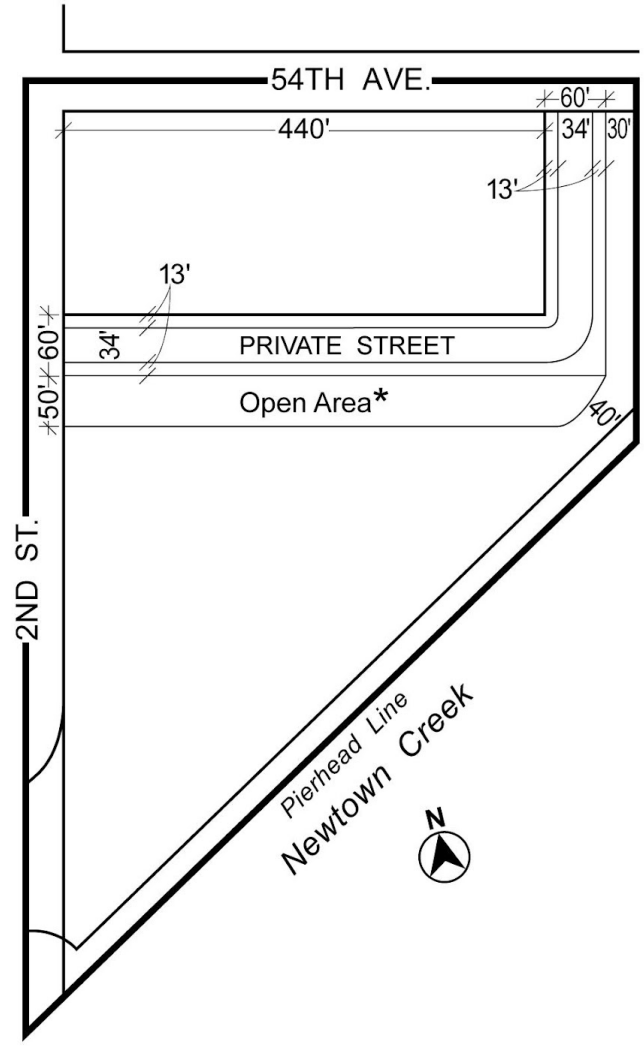
Map 6 – Tower Areas



Map 7 – Mandatory Sidewalk Widenings and Publicly Accessible Open Area



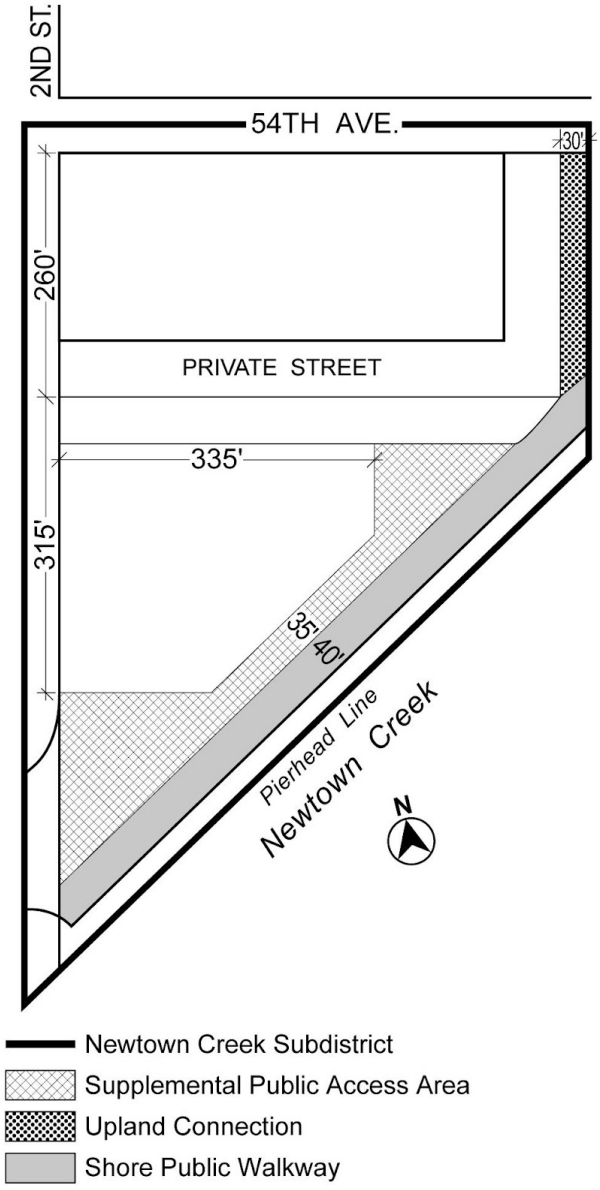
Map 8 – Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict



Newtown Creek Subdistrict

*One 13' wide walkway connecting sidewalk of private street and residential building entrance may traverse Open Area beyond 200' of 2nd St.

Map 9 – Newtown Creek Waterfront Access Plan (Q-3)



Map 10 – Permitted Curb Cut Locations

