



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **Appendix A**

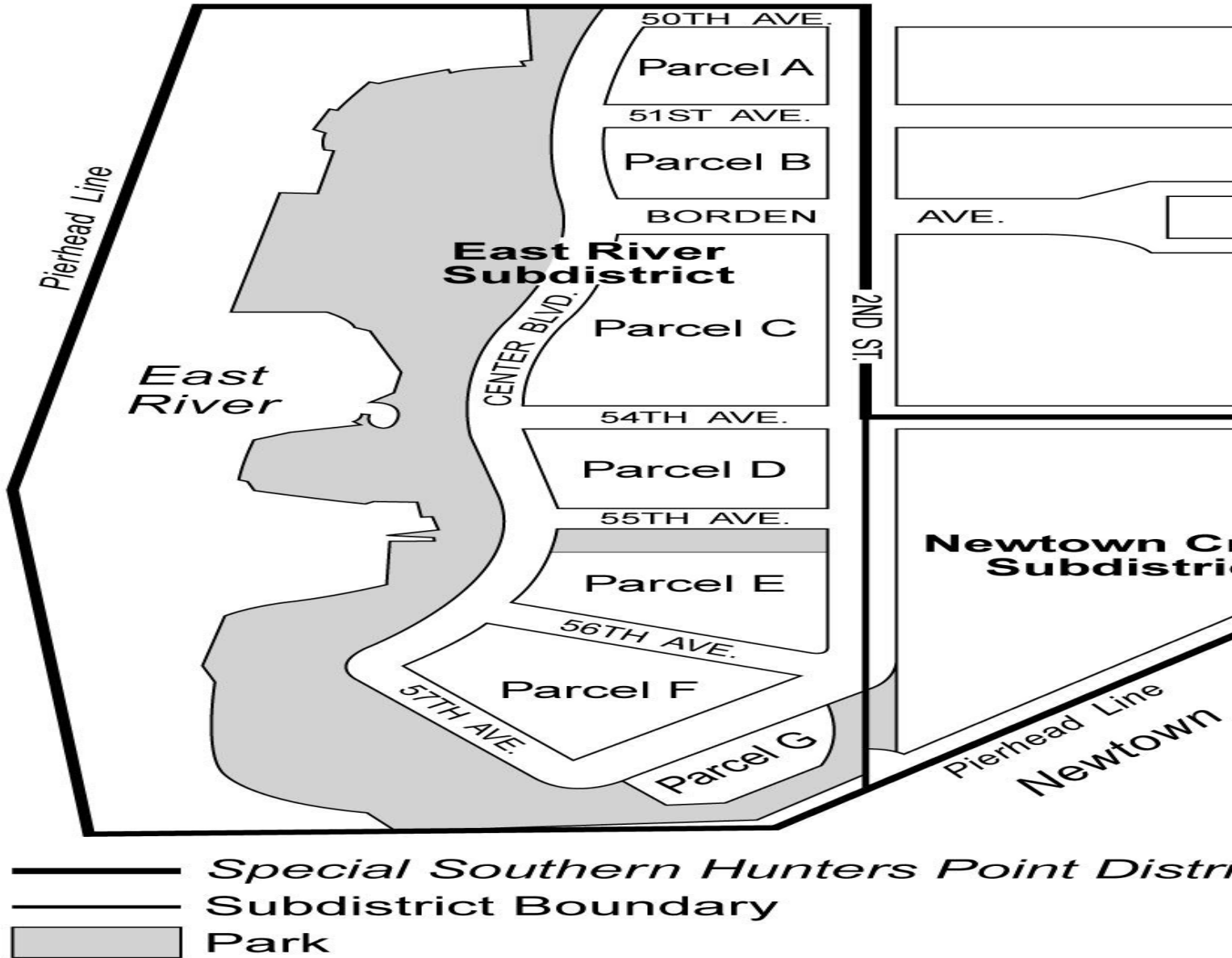
File generated by <https://zr.planning.nyc.gov> on 6/15/2026

# Appendix A - Special Southern Hunters Point District Plan

LAST AMENDED

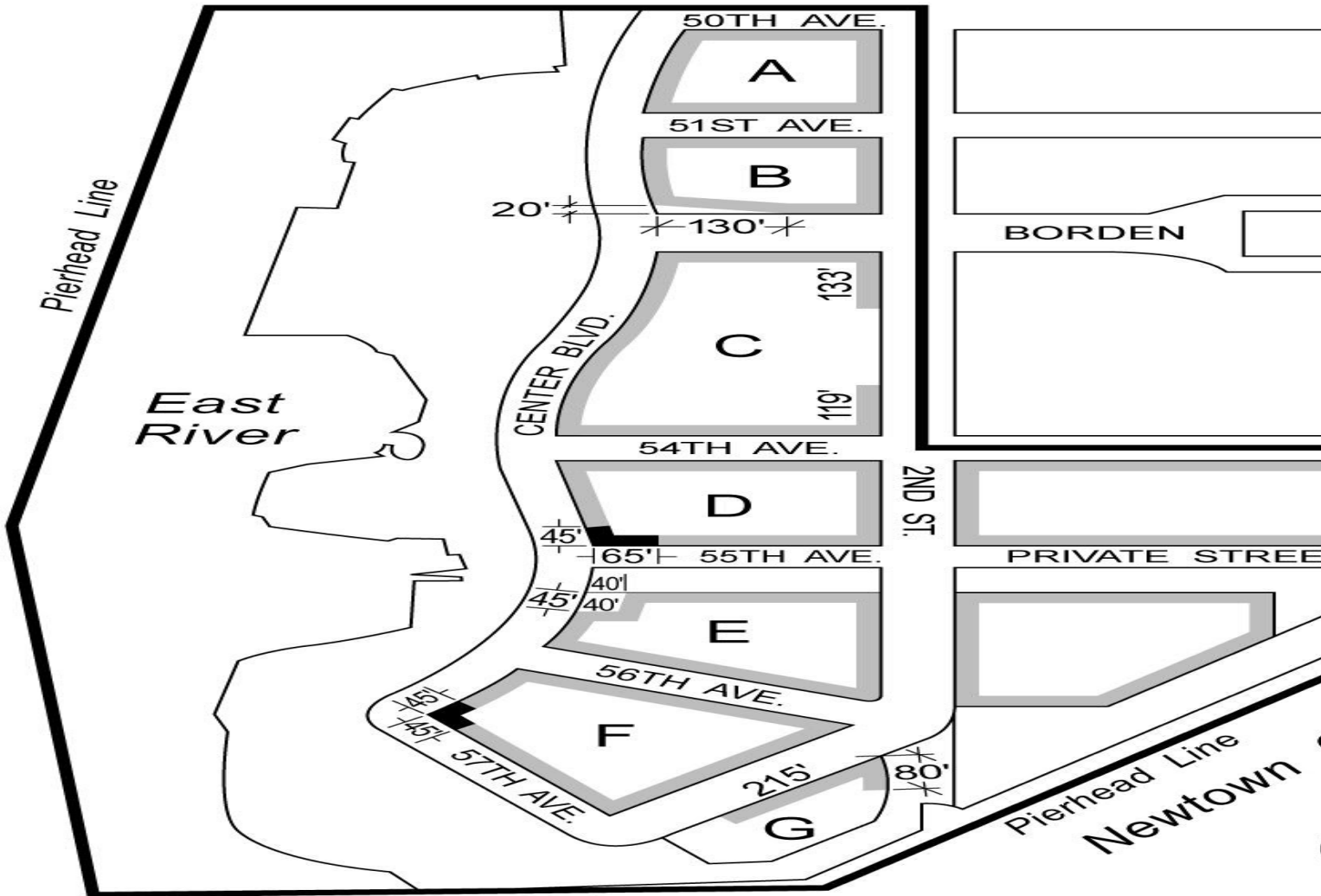
6/6/2024

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



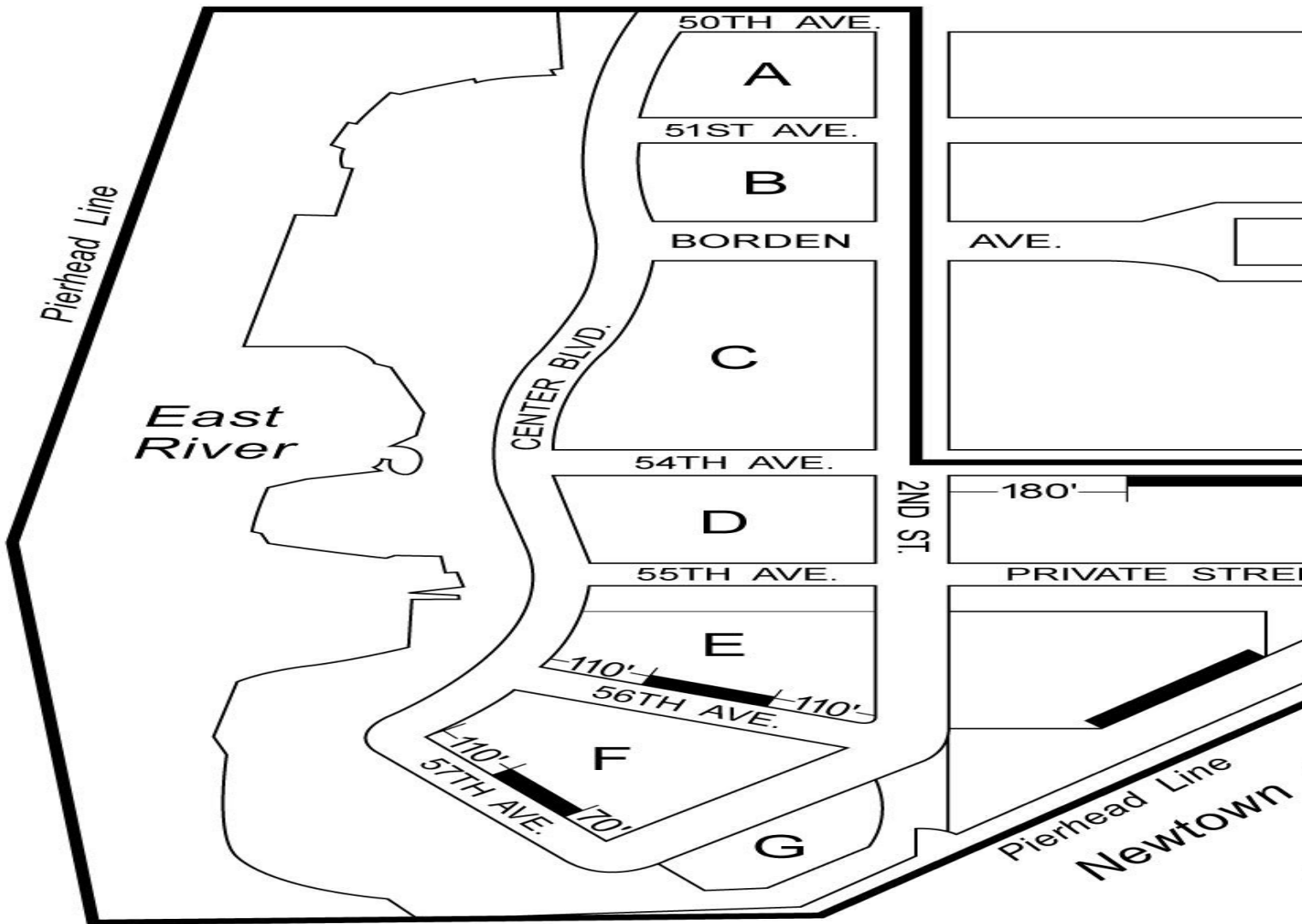
Map 2 – Special Ground Floor Use Regulations

Map 3 – Street Wall Locations



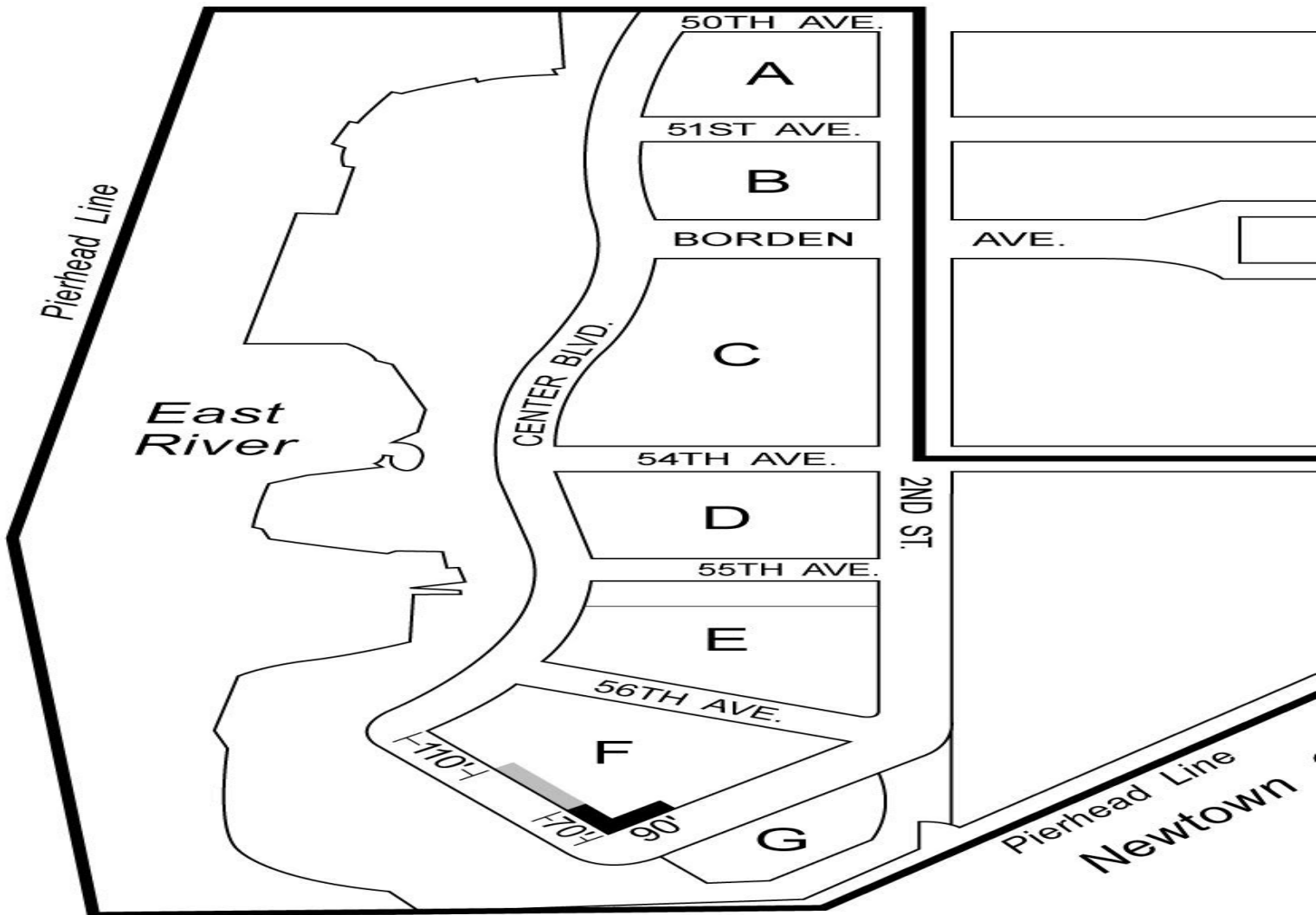
-  *Special Southern Hunters Point District*
-  *Mandatory Street Wall Location*
-  *Street Wall Required Within 25' of Street*

Map 4 – Minimum Base Heights of 40 Feet



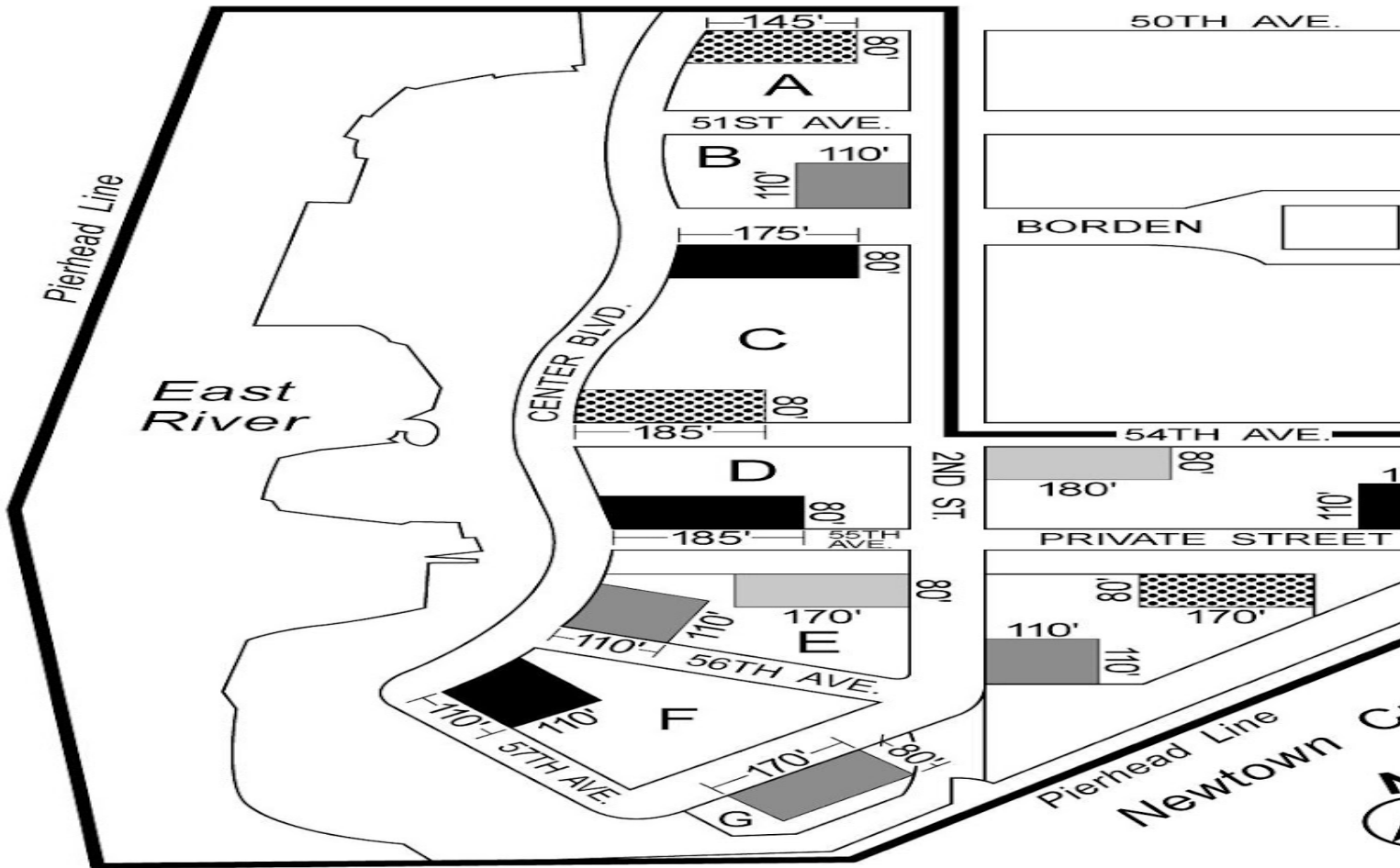
-  *Special Southern Hunters Point District*
-  **40' Minimum Base Heights Permitted**

Map 5 – Maximum Base Heights other than 70 Feet



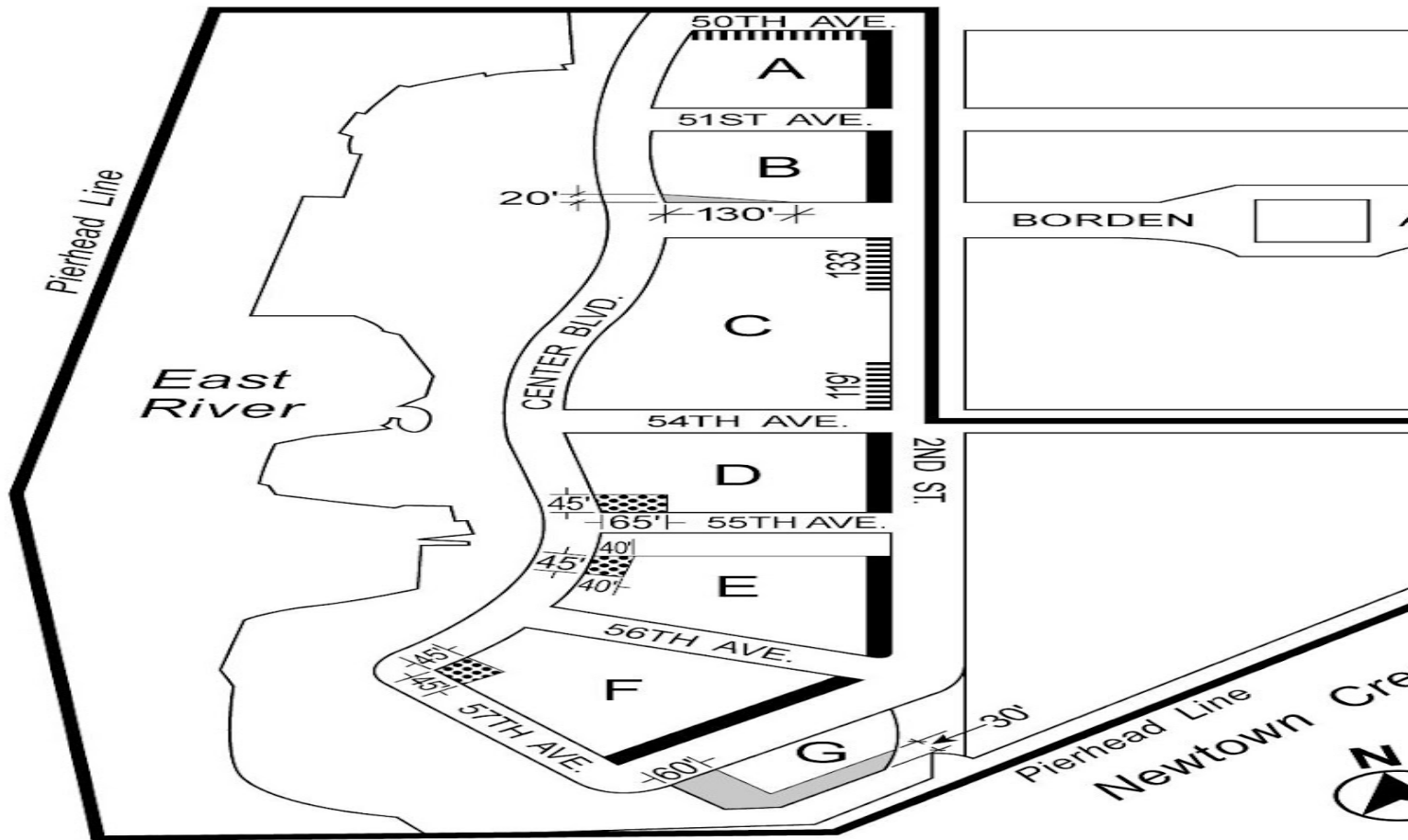
-  *Special Southern Hunters Point District*
-  40' Maximum Base Height
-  105' Maximum Base Height






Map 6 – Tower Areas



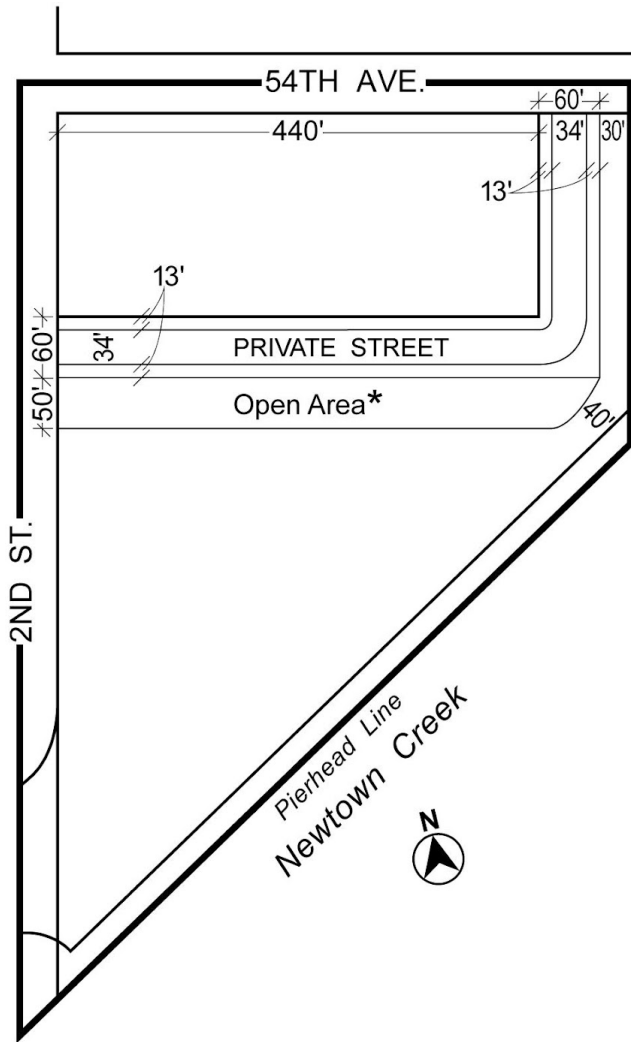
- Special Southern Hunters Point District*
- 270' Maximum Tower Height
- 300' Maximum Tower Height
- 350' Maximum Tower Height
- 400' Maximum Tower Height

Map 7 – Mandatory Sidewalk Widening and Publicly Accessible Open Area



-  **Special Southern Hunters Point District**
-  **2' Sidewalk Widening**
-  **5' Sidewalk Widening**
-  **Publicly Accessible Open Area**
-  **Flexible Location Zone Where Publicly Accessible Open Area Must Be Provided Along Street Line**

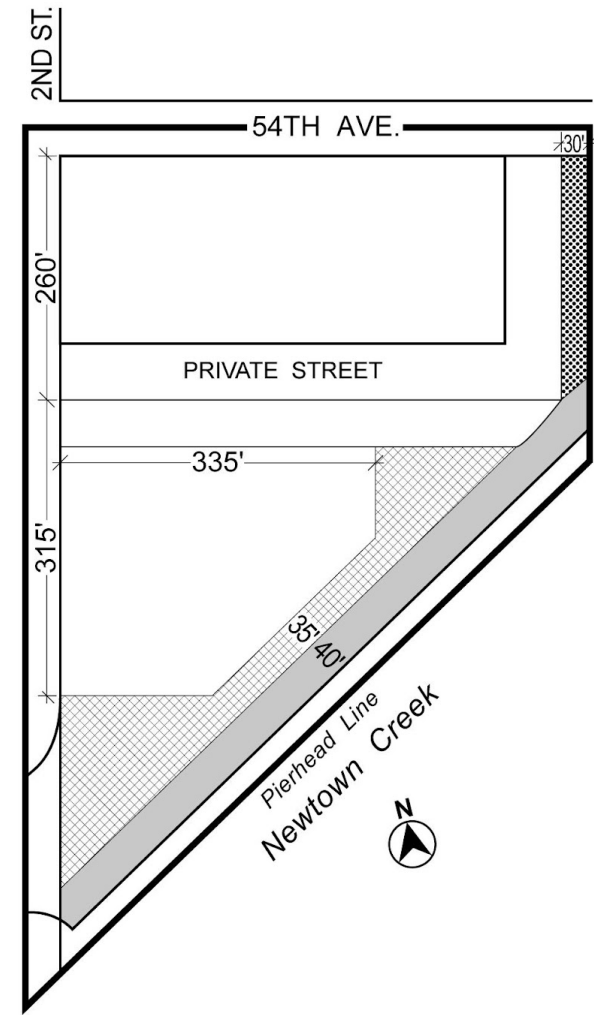
# Map 8 – Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict



— Newtown Creek Subdistrict

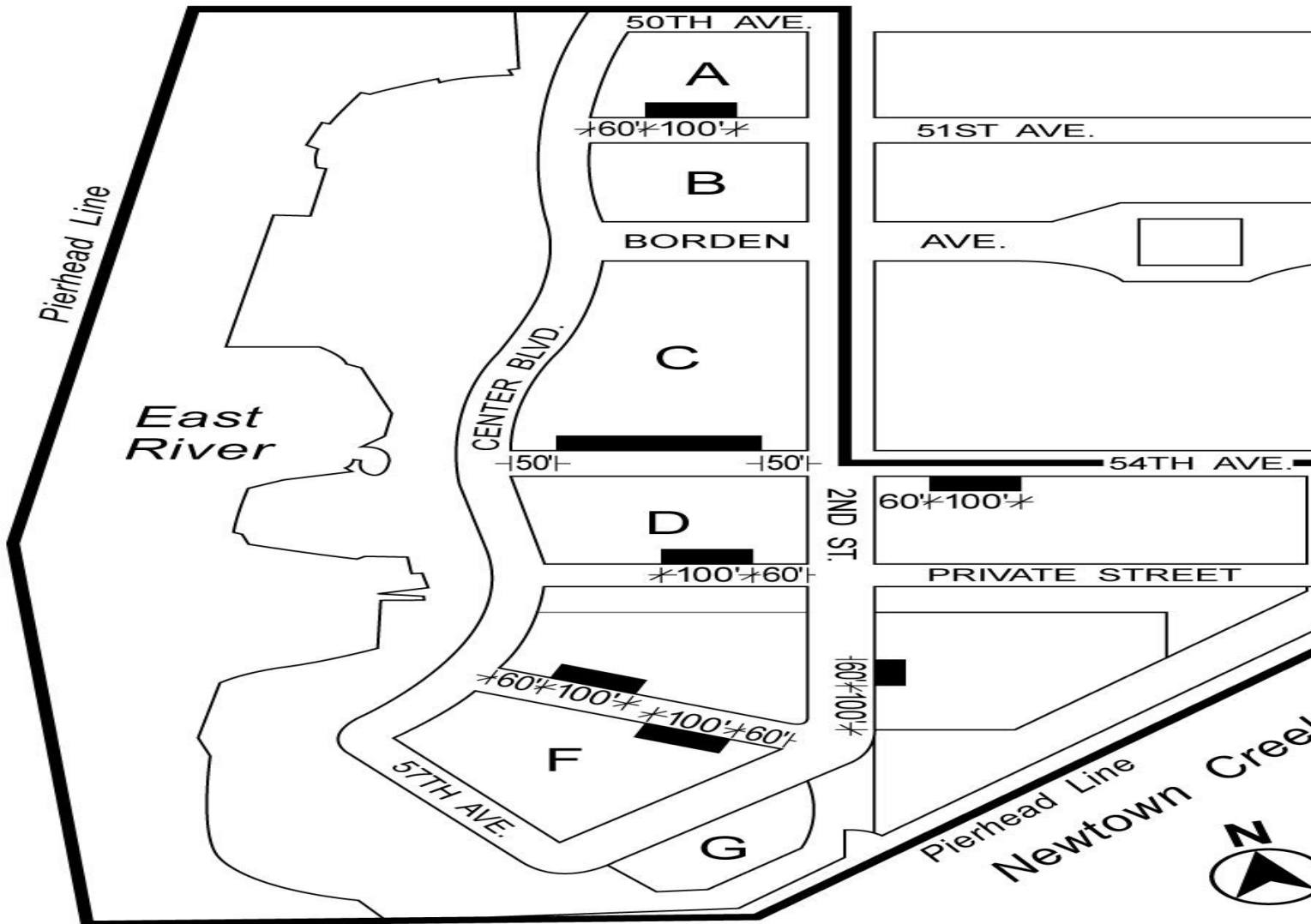
\*One 13' wide walkway connecting sidewalk of private street and residential building entrance may traverse Open Area beyond 200' of 2nd St.

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



- Newtown Creek Subdistrict
- ▨ Supplemental Public Access Area
- ▩ Upland Connection
- Shore Public Walkway

Map 10 – Permitted Curb Cut Locations



- Special Southern Hunters Point District
- █ Permitted Curb Cut Location

