



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Appendix A

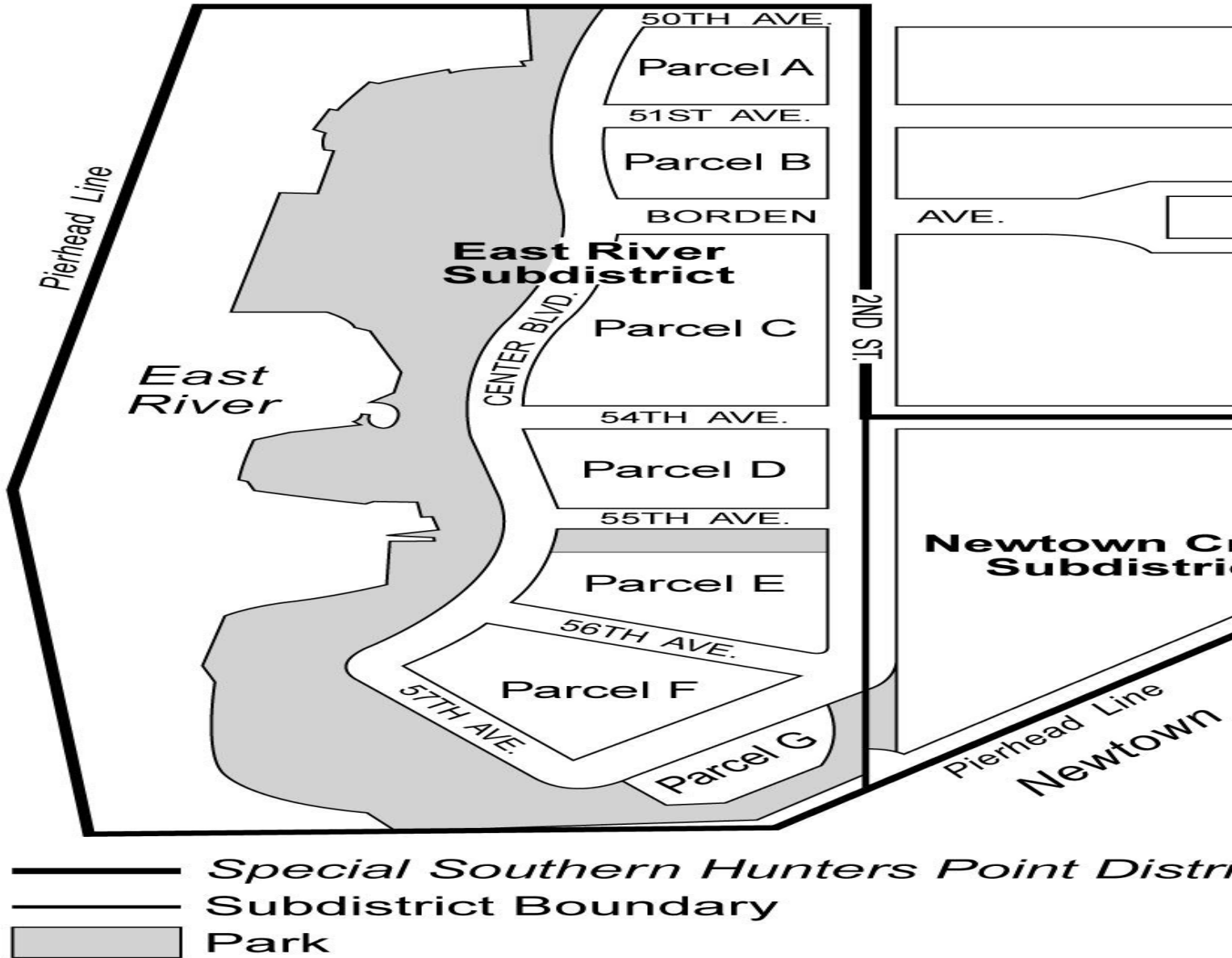
File generated by <https://zr.planning.nyc.gov> on 4/18/2026

Appendix A - Special Southern Hunters Point District Plan

LAST AMENDED

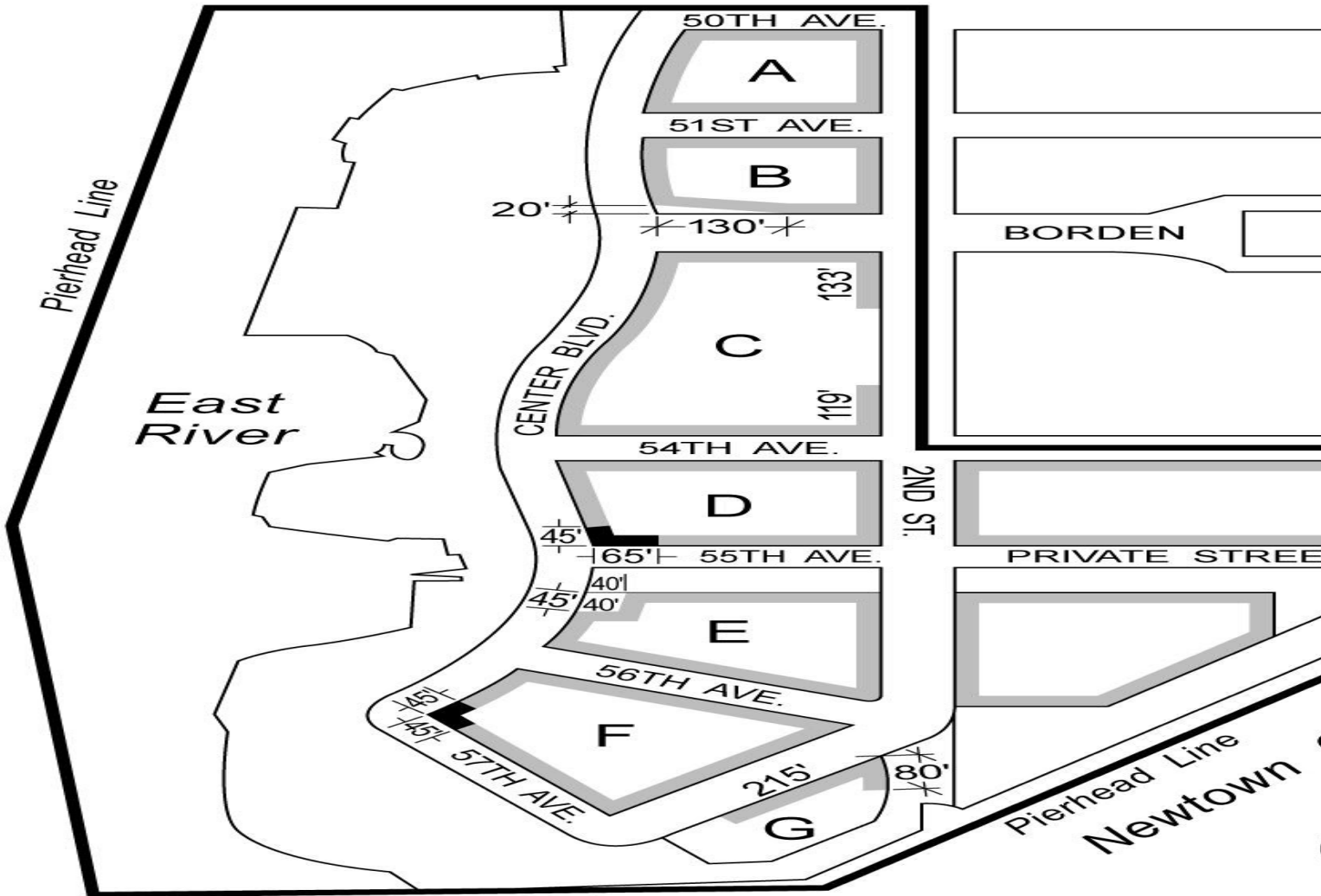
6/6/2024

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



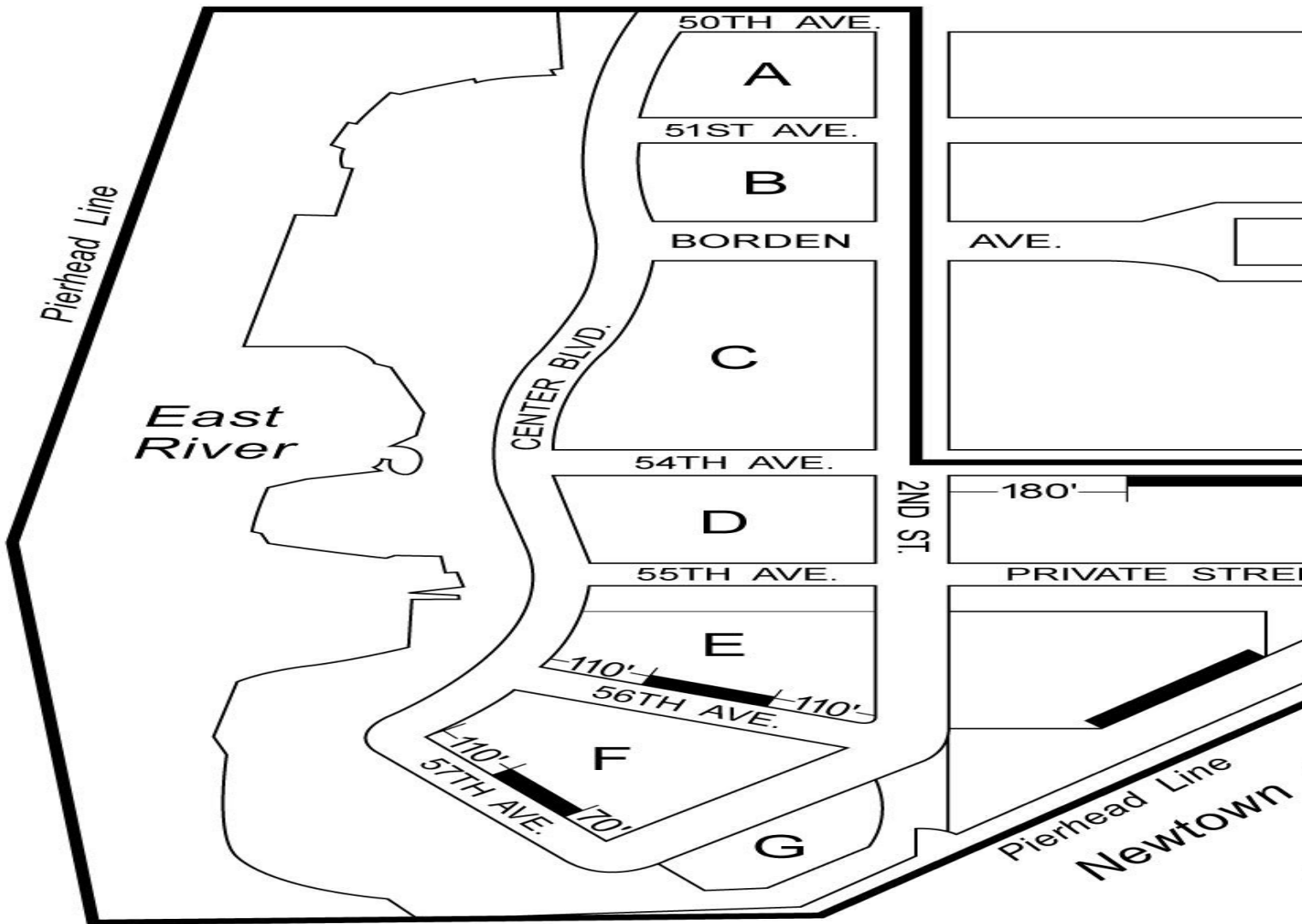
Map 2 – Special Ground Floor Use Regulations

Map 3 – Street Wall Locations



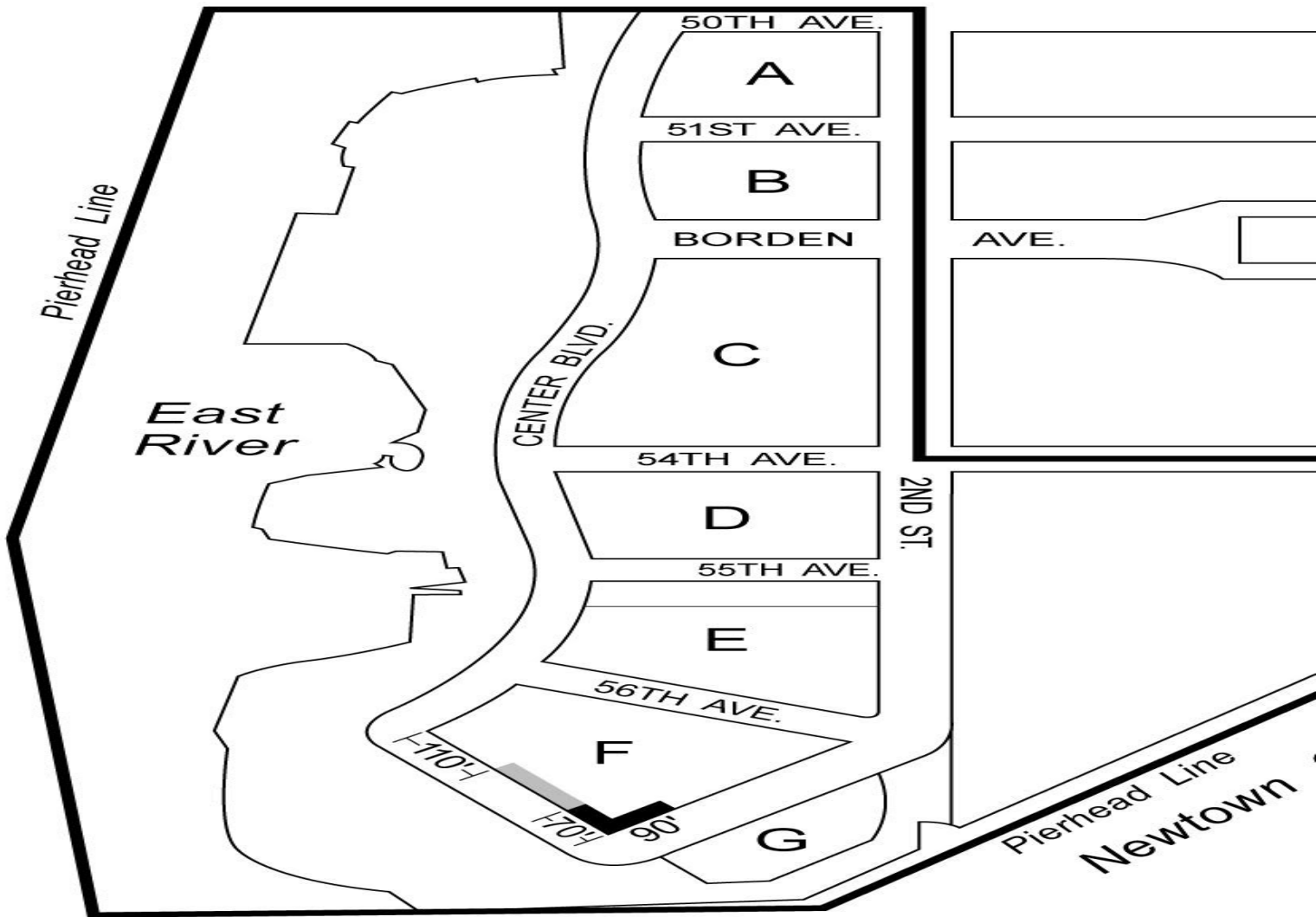
-  Special Southern Hunters Point District
-  Mandatory Street Wall Location
-  Street Wall Required Within 25' of Street

Map 4 – Minimum Base Heights of 40 Feet



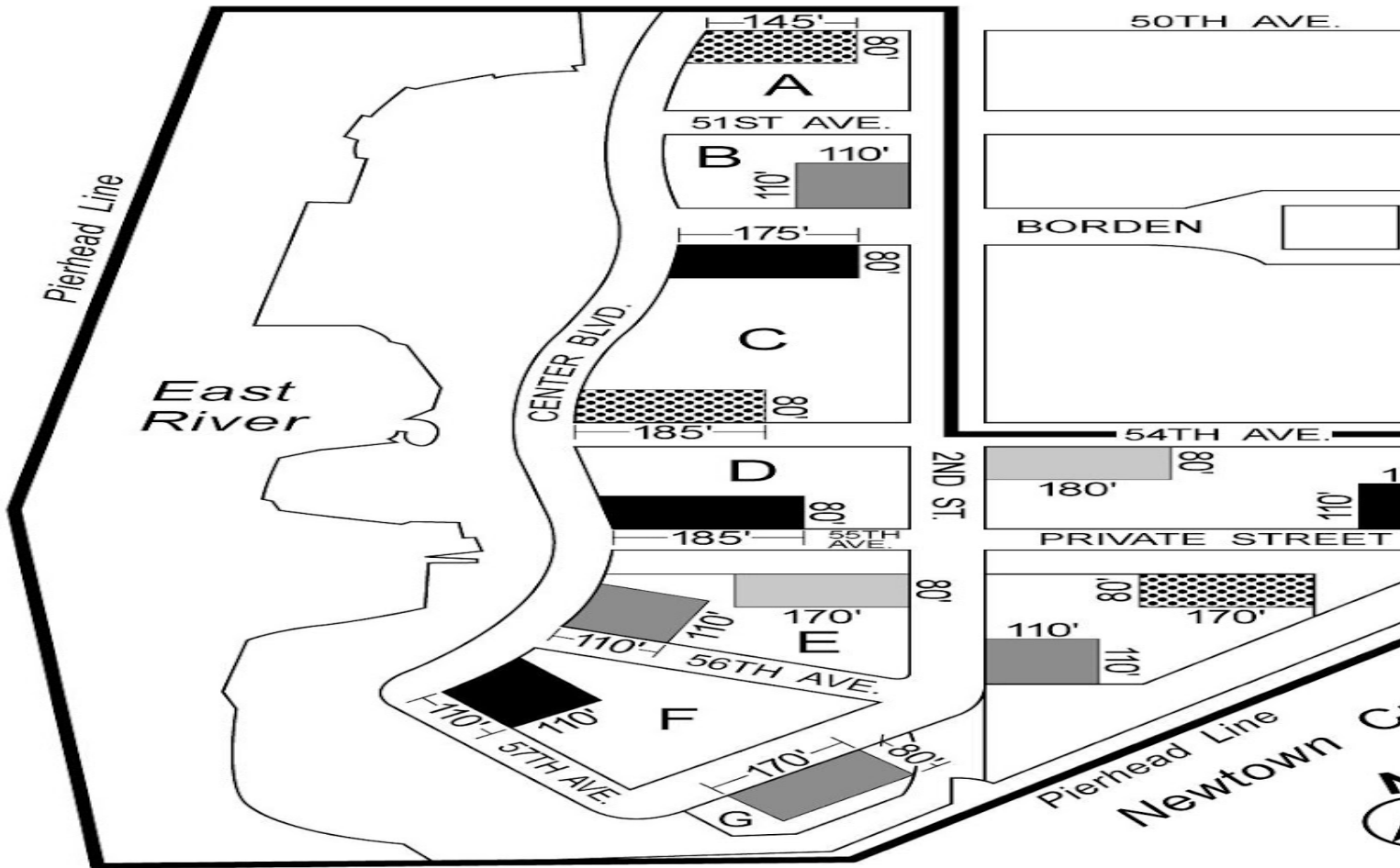
— Special Southern Hunters Point District
— 40' Minimum Base Heights Permitted

Map 5 – Maximum Base Heights other than 70 Feet



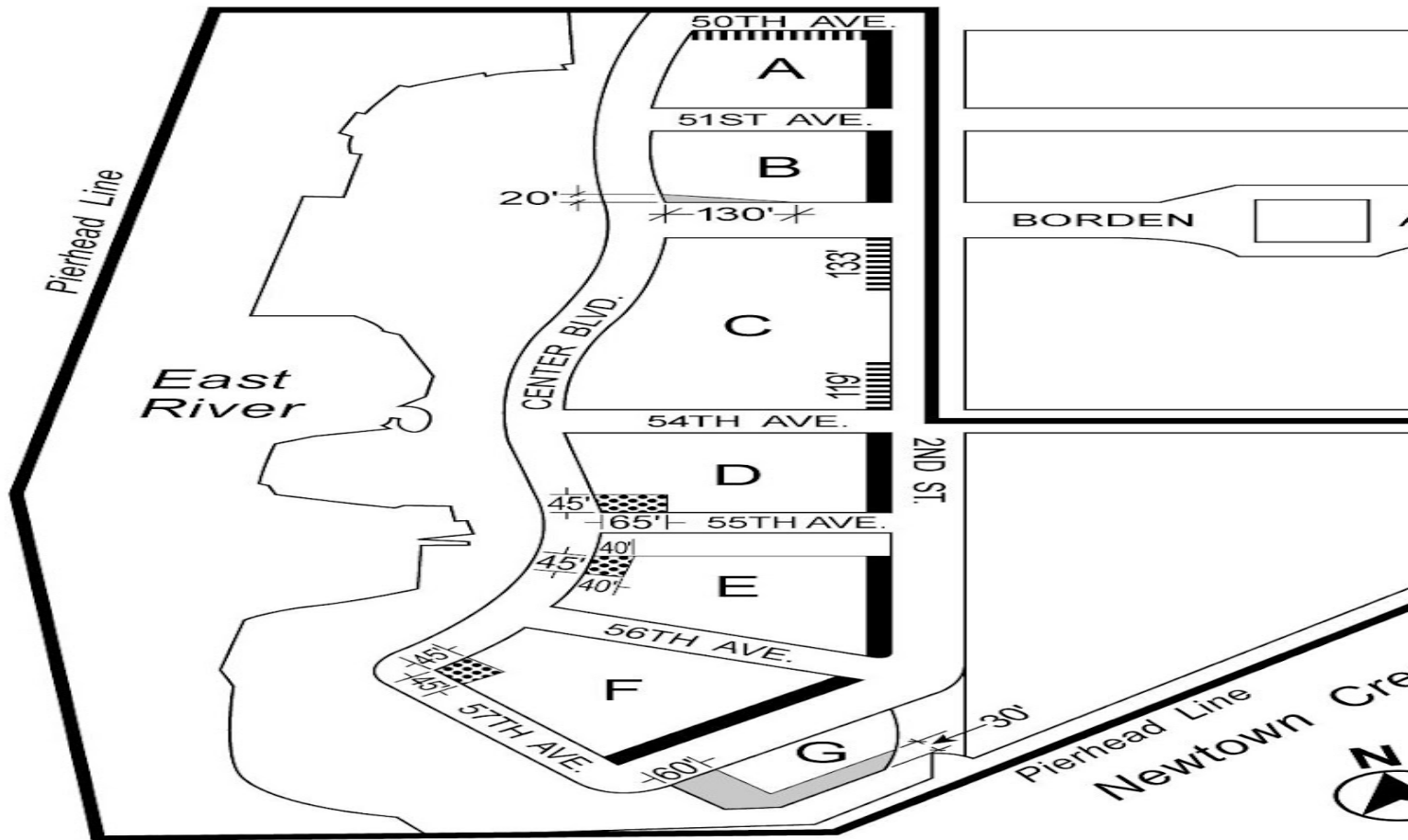
-  *Special Southern Hunters Point District*
-  40' Maximum Base Height
-  105' Maximum Base Height






Map 6 – Tower Areas



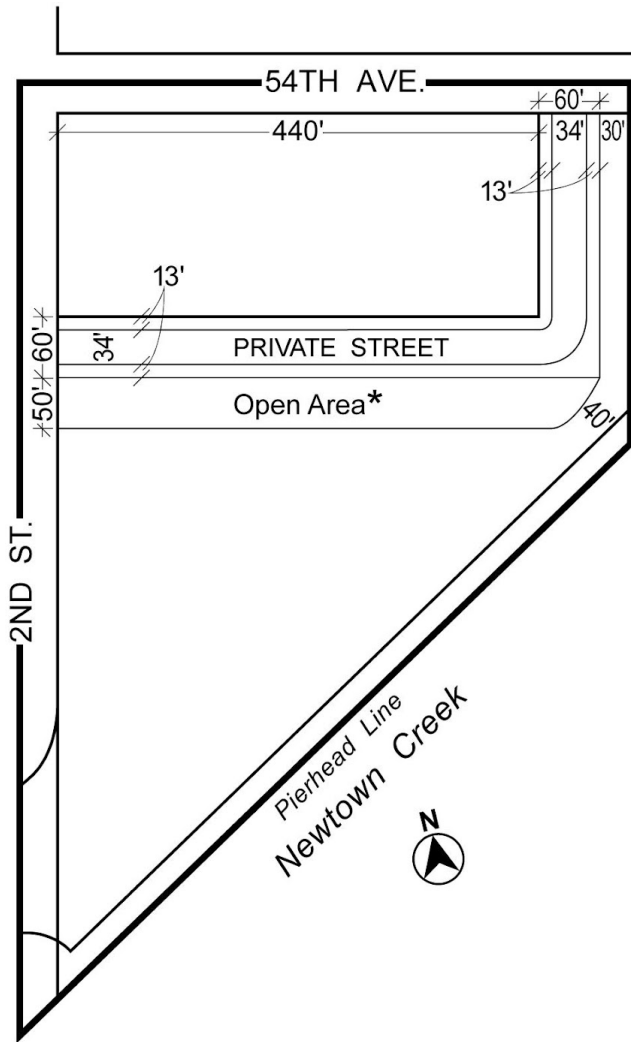
-  Special Southern Hunters Point District
-  270' Maximum Tower Height
-  300' Maximum Tower Height
-  350' Maximum Tower Height
-  400' Maximum Tower Height

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**

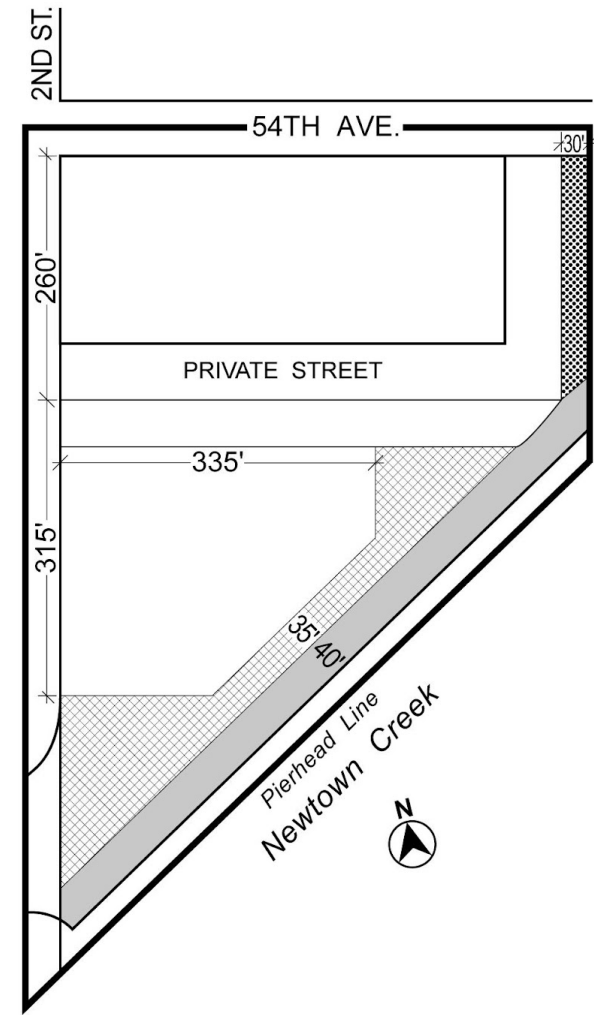
Map 8 – Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict



— Newtown Creek Subdistrict

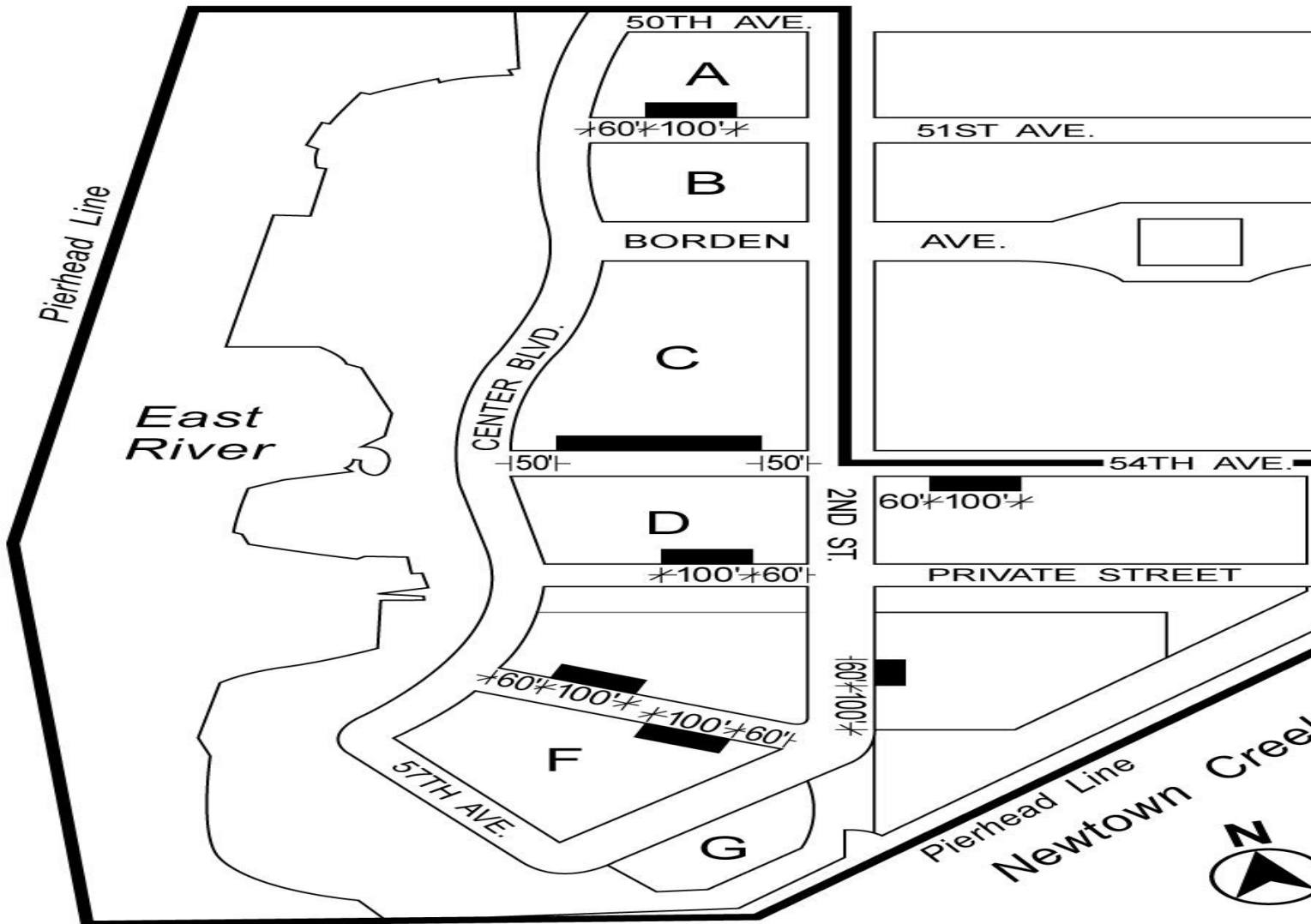
*One 13' wide walkway connecting sidewalk of private street and residential building entrance may traverse Open Area beyond 200' of 2nd St.

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

