Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

136-10 - SPECIAL USE REGULATIONS

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136-10 - SPECIAL USE REGULATIONS

LAST AMENDED
9/7/2017

The #use# regulations of the underlying district shall apply except as modified in Section 136-10, inclusive.

136-11 - Location Within Buildings

LAST AMENDED
9/7/2017

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall not apply. In lieu thereof, the provisions of Section 32-422 (Location of floors occupied by commercial uses) shall apply.

136-12 - Certain Uses in C2 Districts

LAST AMENDED
6/6/2024

Within the locations shown on Map 2 (Commercial Core) in the Appendix to this Chapter, the #use# regulations shall be modified within C2 Districts to permit #uses# listed under Use Groups VI and VIII, pursuant to the regulations for a C4 District.

136-13 - Streetscape Regulations

LAST AMENDED
6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS) shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, shall be considered #Tier C street frontages#.

136-14 - Special Use Regulations Within Subdistrict A

LAST AMENDED
6/6/2024

The following additional special #use# provisions of Section 136-14, inclusive, shall apply within Subdistrict A, as shown on Map 1 (Special Downtown Far Rockaway District and Subdistrict) in the Appendix to this Chapter.

136-141 - Modification of Supplemental Use Provisions

LAST AMENDED
6/6/2024

For #mixed buildings#, the provisions of Section 32-421 (Limitation on floors occupied by non-residential uses) shall be modified where #uses# listed under Offices in Use Group VII are located on

the same #story# as a #dwelling unit# such that the limitations set forth in paragraphs (a) or (b) of such Section need not apply.

136-142 - Location of entrances

LAST AMENDED
6/6/2024

(a) Non-#residential# entrances

Within Subdistrict A, on designated #streets#, as shown on Map 3 (Ground Floor Use and Transparency Requirements) in the Appendix to this Chapter, the requirements of this paragraph (a) shall apply to any #building or other structure# fronting on such #streets#. These provisions shall also apply to the frontage of #buildings# along #Open Space A#. Access to each ground floor #commercial# establishment or #community facility# establishment shall be provided directly from a #street# or from #Open Space A#.

(b) #Residential# entrances

Eighty percent of all ground floor #dwelling units# with frontage only on Redfern Avenue shall have a #primary entrance# directly accessible from Redfern Avenue.