Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

134-11 - Permitted Uses

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134-11 - Permitted Uses

LAST AMENDED
5/27/2021

134-111 - Permitted uses in subdistricts

LAST AMENDED
6/6/2024

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section 134-112 (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section 134-14 (Certification for Large Commercial Establishments) shall apply to any #commercial# #use# exceeding 7,500 square feet of #floor area#.

In the Northern Subdistrict, #commercial# #uses# applicable in a C2-5 District shall be permitted, except that:

From Use Group IV

Docks for ferries shall be permitted without restriction on passenger load

From Use Group VIII

All #uses# shall be permitted within the applicability of a C8 District.

In the Southern Subdistrict, #commercial# #uses# applicable in a C4 District shall be permitted, except that the following #uses# shall also be permitted as of right:

From Use Group IV

Electric utility substations, enclosed, without size limitations, sewage disposal plants, marine transfer stations for garbage or slag piles and docks for ferries without restrictions on passenger load shall be permitted

From Use Group VII

All #uses# shall be permitted within the applicability of an M1 District

From Use Group VIII

All #uses# shall be permitted within the applicability of a C8 District

From Use Group IX

Warehouses shall be permitted

From Use Group X

Ship and boat building, under transportation equipment manufacturing, shall be permitted, for vessels up to a length of 200 feet; and

Distilleries shall be permitted.

134-112 - Permitted uses in the Open Space Subarea

LAST AMENDED
6/6/2024

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

(a) In locations of the Open Space Subarea other than piers, #uses# shall be limited to:

From Use Group I

#Public parks# or playgrounds or private parks #uses#

Outdoor skating rinks

From Use Group V

Overnight camps

From Use Group VI

Eating or drinking establishments, within the applicability of a C2 District, except that all such establishments shall be subject to 200 persons capacity

From Use Group VIII

Open #amusement or recreation facilities#, without size limitations

Outdoor day camps

Outdoor theaters.

#Uses# otherwise permitted in the Southern Subdistrict pursuant to Section 134-111 (Permitted uses in subdistricts) may be located in #cellars# within the Open Space Subarea.

(b) On any pier in the Open Space Subarea, #uses# shall be limited to #water dependent uses#, as listed in Section 62-211, and sewage disposal plants listed under Use Group IV, subject to the applicability of a M1 District.