



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

116-10 - SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

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116-10 - SPECIAL USE REGULATIONS FOR SUBAREAS A, B AND C, THE ESPLANADE, PIER PLACE AND THE COVE

LAST AMENDED
7/20/2017

In Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#, the following special #use# regulations shall apply. The #use# regulations of the underlying C4-2A District shall be modified by Sections [116-101](#) through [116-13](#), inclusive.

116-101 - Use Groups 12 and 14

LAST AMENDED
7/20/2017

The #uses# listed in Section [32-21](#) (Use Group 12) shall not be permitted in Subarea C.

The #uses# listed in Section [32-23](#) (Use Group 14) shall be permitted in Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#; boat storage, repair or painting, however, shall be allowed without restriction relating to boat length.

116-102 - Supplementary use regulations

LAST AMENDED
10/25/2006

The provisions of Section [32-41](#) (Enclosure within Buildings) shall be modified as follows: In Subarea B3, a farmers' market may be unenclosed.

The provisions of Section [32-423](#) (Limitation on ground floor location) shall be modified as follows: In Subareas B1 and B2, the #uses# listed in Section [32-18](#) (Use Group 9) may be located on the ground floor and within 50 feet of any #street wall# of the #building# and with #show windows# facing on the #street#.

116-11 - Special Sign Regulations

LAST AMENDED
7/20/2017

The #sign# regulations of the underlying C4-2 District in Section [32-60](#) (Sign Regulations) shall be modified as follows: #flashing signs# shall not be permitted in Subareas A, B and C, the #Esplanade#, #Pier Place# and the #Cove#.

116-12 - Mandatory Ground Floor Use and Frontage Requirements

LAST AMENDED
7/20/2017

The provisions of Section [32-433](#) (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in Subareas A, B and C. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in Appendix A of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building# #developed# or #enlarged# after October 25, 2006.

#Uses# located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk shall be exclusively

limited to the permitted non-#residential uses# as modified by the special #use# provisions of this Chapter. Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces and shall have a depth provided in accordance with Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses).

In no event shall lobbies and entrances to #accessory# parking spaces occupy more than 50 percent of the #building's# total frontage along such #street# or #mandatory front building wall line#, or 35 feet, whichever is less. However, the total length of such frontage occupied by such lobbies and entrances need not be less than 25 feet.

116-13 - Transparency Requirements

LAST AMENDED

7/20/2017

In Subareas A, B and C, the transparency requirements of Section [37-34](#) (Minimum Transparency Requirements) shall apply to any #development# or an #enlargement# where the #enlarged# portion of the ground floor of the #building# is within eight feet of the #street line# and where non-#residential uses# are located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk.