



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

117-00 - GENERAL PURPOSES

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117-00 - GENERAL PURPOSES

LAST AMENDED
2/2/2011

The "Special Long Island City Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Long Island City community. These general goals include, among others, the following specific purposes:

- (a) to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (c) to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses;
- (d) to encourage the development of affordable housing;
- (e) to promote the opportunity for people to work in the vicinity of their residences;
- (f) to retain jobs within New York City;
- (g) to provide an opportunity for the improvement of Long Island City; and
- (h) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01 - Definitions

LAST AMENDED
10/7/2008

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section [12-10](#) (DEFINITIONS).

Mixed use building or development

For the purposes of this Chapter, a "mixed use building" or a "mixed use development" shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

117-02 - General Provisions

LAST AMENDED
6/6/2024

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section [66-11](#) (Definitions), in the event of a conflict between the provisions of this

Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

- (a) Notwithstanding the provisions of Section [54-40](#) (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS), when a #building# that existed on October 25, 1995, within the Hunters Point or Court Square Subdistricts, is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.
- (b) For #mixed use buildings#, #dwelling units# shall be located on a #story# or #stories# above the highest #story# occupied, in whole or in part, by a #commercial# or #manufacturing# #use#. #Commercial# or #manufacturing# #uses# may, however, be located on the same #story#, or on a #story# higher than that occupied by #dwelling units#, provided that:
 - (1) no access exists between such #uses# at any level containing #dwelling units#; and
 - (2) the environmental requirements set forth in Section [32-423](#) shall be met where #commercial# or #manufacturing# #uses# are located above any #story# containing #dwelling units#.
- (c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict are set forth in Article I, Chapter 6 (Comprehensive Off-street Parking Regulations in the Long Island City Area), and such provisions are further modified by Section [117-54](#) (Off-street Parking and Loading Regulations).
- (d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.
- (e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.
- (f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.

117-03 - District Plan and Maps

LAST AMENDED
8/13/2015

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

- Appendix A Special Long Island City Mixed Use District and Subdistricts Plan Map
- Appendix B Court Square Subdistrict Plan Map and Description of Improvements
- Appendix C Queens Plaza Subdistrict Plan Maps:
 - Map 1 - Designated Districts within the Queens Plaza Subdistrict
 - Map 2 - Ground Floor Use and Frontage
 - Map 3 - Sidewalk Widening and Street Wall Location.

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

117-04 - Subdistricts

LAST AMENDED

10/7/2008

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Long Island City Mixed Use District#. In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections [117-00](#) through [117-03](#), inclusive.

Sections [117-10](#) through [117-30](#), inclusive, shall apply to the Hunters Point Subdistrict.

Sections [117-40](#) through [117-45](#), inclusive, shall apply to the Court Square Subdistrict.

Sections [117-50](#) through [117-57](#), inclusive, shall apply to the Queens Plaza Subdistrict.

Sections [117-60](#) through [117-64](#), inclusive, shall apply to the Dutch Kills Subdistrict.

117-06 - Applicability of the Mandatory Inclusionary Housing Program

LAST AMENDED

12/5/2024

For the purposes of applying the Mandatory Inclusionary Housing Program provisions set forth in Section [27-10](#) (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Long Island City Mixed Use District# are shown on the maps in APPENDIX F of this Resolution.