Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-21 - Special Use Regulations

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117-21 - Special Use Regulations

LAST AMENDED
11/12/2025

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-211 - Retail and service establishments

LAST AMENDED
11/12/2025

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

117-212 - Streetscape regulations

LAST AMENDED
11/12/2025

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

(a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;

(b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and

(c) in #Manufacturing Districts#, Type 1 and Type 2 #street# frontages designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 32-322 (Alternate ground floor level regulations for certain frontages). In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 #street# frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 #street# frontages shall include: 43rd Avenue; and 44th Avenue.

117-213 - Sign regulations

LAST AMENDED
11/12/2025

In M1 Districts without a letter suffix paired with an R9 or R10 District, the #sign# regulations applicable to the Queens Plaza Subdistrict set forth in Section 117-513 may be applied.