



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 117-60 - DUTCH KILLS SUBDISTRICT

File generated by <https://zr.planning.nyc.gov> on 12/18/2024

---

## **117-60 - DUTCH KILLS SUBDISTRICT**

---

LAST AMENDED

10/7/2008

In the #Special Long Island City Mixed Use District#, the special regulations of Sections [117-60](#) through [117-64](#), inclusive, shall apply within the Dutch Kills Subdistrict.

---

## **117-61 - General Provisions**

---

LAST AMENDED

10/7/2008

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section [117-60](#), inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

---

## **117-62 - Special Use Regulations**

---

LAST AMENDED

6/6/2024

In the Dutch Kills Subdistrict, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

---

## **117-63 - Special Bulk Regulations in the Designated Districts**

---

LAST AMENDED

10/7/2008

Maximum #floor area ratio#, #lot coverage# and #street wall# provisions in the designated districts are modified as set forth in Sections [117-631](#) through [117-633](#), inclusive.

---

## **117-631 - Floor area ratio and lot coverage modifications**

---

LAST AMENDED

6/6/2024

(a) In the Dutch Kills Subdistrict, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#, in any #building#, except where such floor space used for #accessory# parking is contained within a #public parking garage#.

(b) Maximum #floor area ratio# and #lot coverage# for #residential uses#

(1) M1-2/R5B designated district

The maximum #floor area ratio# for #residential use# shall be 1.65.

The maximum #lot coverage# for the #residential# portion of a #building# shall be 60 percent on an #interior lot# or #through lot# and 80 percent on a #corner lot#.

(2) M1-3/R7X designated district

(i) Inclusionary Housing Program

Where the designated district is M1-3/R7X within the Dutch Kills Subdistrict, such district shall be an #Inclusionary Housing designated area#, pursuant to Section [12-10](#) (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section [23-90](#), inclusive, applicable as modified within the Special District.

(ii) Maximum #floor area ratio#

Within such #Inclusionary Housing designated area#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 3.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 5.0, as set forth in Section [23-154](#) (Inclusionary Housing), through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section [23-90](#).

(c) Maximum #floor area ratio# for certain #commercial# and #manufacturing uses#

In M1-2 designated districts, the maximum #floor area ratio# shall be increased to 3.0 when paired with an R5B or R5D District and 4.0 when paired with an R6A District, provided that such additional #floor area# is limited to #referenced commercial and manufacturing uses#.

---

## 117-632 - Street wall location

---

LAST AMENDED  
2/2/2011

In the Dutch Kills Subdistrict, the #street wall# of any #residential# or #mixed use building# shall be located no closer to, nor further from, the #street line# than the #street wall# of an adjacent existing #building#. For all #zoning lots#, the #street wall# of a #building# need not be located further from the #street line# than 15 feet.

---

## 117-633 - Maximum street wall height

---

LAST AMENDED  
10/7/2008

In M1-2/R5B designated districts, for #residential buildings#, the maximum height of a #street wall# above the #base plane# shall be 33 feet or three #stories#, whichever is less.

---

## 117-634 - Maximum building height for mixed use buildings in designated R5 Districts

---

LAST AMENDED  
10/7/2008

The provisions regarding the maximum height of #mixed use buildings# within 25 feet of a #street line#, as set forth in Section [123-661](#) (Mixed use buildings in Special Mixed Use

Districts with R3, R4 or R5 District designations), shall be modified in the Dutch Kills Subdistrict, where the designated Residence District is an R5 District, as follows:

- (a) in designated R5B Districts, no #building or other structure# shall exceed a height of 33 feet within 25 feet of a #street line#;
- (b) in designated R5D Districts, no #building or other structure# shall exceed a height of 45 feet within 25 feet of a #street line#.

---

## 117-64 - Special Parking Regulations

---

LAST AMENDED  
6/6/2024

The provisions of Section [123-70](#) (PARKING AND LOADING) and the underlying #accessory# off-street parking and loading regulations for the designated district are modified, as follows:

- (a) #Commercial# and #community facility uses#
  - (1) The #accessory# off-street parking and loading requirements of a C8-2 District, as set forth in Article III, Chapter 6, shall apply to all #commercial# and #community facility uses#, except that this modification shall not apply to #uses# listed in Use Group V. The #accessory# off-street parking and loading requirements applicable to the designated M1 District, set forth in Article IV, Chapter 4, and Section [123-70](#), shall apply to Use Group V.
  - (2) For Use Group V #uses#, the provisions of Section [44-232](#) (Waiver of Requirements for Spaces Below Minimum Number) shall be modified as follows: the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.
- (b) #Residential uses#
  - (1) The provisions of Section [25-241](#) (Reduced requirements) shall not apply in the designated M1-3/R7X District.
  - (2) In the applicable designated #Residence Districts#, the provisions of Section [25-26](#) (Waiver of Requirements for Small Number of Spaces) are modified, as follows:
    - (i) in the designated M1-2/R6A and M1-3/R7X Districts, the provisions of Section [25-26](#) shall only apply to #zoning lots# existing both on October 7, 2008, and on the date of application for a building permit.
    - (ii) for all #developments# or #enlargements# in the designated M1-3/R7X District, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.

- (3) Where the designated district is a M1-2/R5B District, the provisions of paragraph (c) of Section [25-631](#) (Location and width of curb cuts in certain districts) shall not apply.