



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

101-11 - Special Ground Floor Use Regulations

File generated by <https://zr.planning.nyc.gov> on 7/30/2025

101-11 - Special Ground Floor Use Regulations

LAST AMENDED

6/6/2024

Map 2 (Ground Floor Retail Frontage), in Appendix E of this Chapter, specifies locations where the special ground floor use regulations of this Section apply.

However, such underlying streetscape regulations shall be modified in the Fulton Mall Subdistrict, as follows: any establishment that fronts on the street line of Fulton Street for a distance greater than 15 feet shall provide an entrance on Fulton Street.

The underlying ground floor level streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, shall apply, except that ground floor level street frontages along streets, or portions thereof, designated on Map 2 (Ground Floor Retail Frontage) in Appendix E of this Chapter shall be considered Tier C street frontages.

The provisions of paragraph (d) of Section [32-422](#) (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a story above dwelling units.