Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

135-00 - GENERAL PURPOSES

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LAST AMENDED
6/26/2019

The “Special Bay Street Corridor District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

(a) to encourage well-designed buildings that complement the built character of the St. George, Stapleton and Tompkinsville neighborhoods;

(b) to achieve a harmonious visual and functional relationship with the adjacent neighborhoods;

(c) to maintain and reestablish physical and visual public access to the Stapleton neighborhood and to the waterfront;

(d) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

(e) to provide flexibility to attract new commercial and retail uses and support the existing businesses that define the area;

(f) to create a livable community combining housing, retail and other uses throughout the district;

(g) to create a walkable, urban streetscape environment through a mix of ground floor uses that connect the town centers of St. George and Stapleton;

(h) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;

(i) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and

(j) to promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

135-01 - General Provisions

LAST AMENDED
6/26/2019

The provisions of this Chapter shall apply within the #Special Bay Street Corridor District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter.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.

135-02 - District Plan and Maps

LAST AMENDED
6/26/2019

District maps are located in Appendix A of this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

Map 1 - Special Bay Street Corridor District, Subdistricts and Subareas

Map 2 - Location of Visual Corridors

135-025 - Applicability of Article VI, Chapter 6

LAST AMENDED
6/26/2019

For #transit-adjacent 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 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

135-03 - Subdistricts

LAST AMENDED
12/20/2023

In order to carry out the purposes and provisions of this Chapter, six subdistricts are established as follows:

Subdistrict A
Subdistrict B
Subdistrict C
Subdistrict D

Subdistrict E

Subdistrict F

Within Subdistrict B, subareas are established as follows:

Subarea B1

Subarea B2

Within Subdistrict D, subareas are established as follows:

Subarea D1

Subarea D2

The location and boundaries of these subdistricts are shown on Map 1 (Special Bay Street Corridor District and Subdistricts) in Appendix A of this Chapter.

135-04 - Applicability

LAST AMENDED
6/26/2019

135-041 - Applicability of Article I, Chapter 2

LAST AMENDED
6/26/2019

The definition of "lower density growth management area" in Section 12-10 shall exclude all districts within the #Special Bay Street Corridor District#.

135-042 - Applicability of the Mandatory Inclusionary Housing Program

LAST AMENDED
12/5/2024

For the purposes of applying the Mandatory Inclusionary Housing Program set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), the #Special Bay Street Corridor District# shall be a #Mandatory Inclusionary Housing area#.

135-043 - Applicability of Article VI, Chapter 4

LAST AMENDED
12/5/2024

Notwithstanding the general provisions of Section 135-01, in #flood zones#, 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 Zones), the provisions of Article VI, Chapter 4 shall control.

135-044 - Applicability of Article VI, Chapter 6

LAST AMENDED
12/5/2024

Notwithstanding the general provisions of Section 135-01, for #transit-adjacent 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 6 (Special Regulations Applying Around Mass Transit Stations), the

provisions of Article VI, Chapter 6 shall control.

135-045 - Applicability of this Chapter to certain zoning lots in Subdistrict D

LAST AMENDED
12/5/2024

In Subdistrict D, for #uses# listed under Miscellaneous Manufacturing in Use Group X that support the operation of a public service or public transportation facility and were existing on June 26, 2019, the provisions applicable to an M1-1 District shall apply.