Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

135-10 - SPECIAL USE REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/5/2026

135-10 - SPECIAL USE REGULATIONS

LAST AMENDED
6/26/2019

The underlying #use# regulations are modified by the provisions of this Section, inclusive.

135-11 - Streetscape Regulations

LAST AMENDED
6/6/2024

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 Bay Street and Prospect Street shall be considered #Tier C street frontages#, and frontages along remaining #streets# shall be considered #Tier B street frontages#.

Defined terms in this Section shall include those in Sections 12-10 and 32-301.

135-12 - Breweries

LAST AMENDED
6/6/2024

Within the #Special Bay Street Corridor District#, breweries, included under all other beverage manufacturing in Use Group X, shall be permitted in Commercial Districts provided that the size of such brewery does not exceed 30,000 square feet.

135-13 - Modification of Supplemental Use Provisions

LAST AMENDED
6/6/2024

In Subdistricts A, B and C, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified as follows:

(a) for #mixed buildings# where #uses# listed under Offices in Use Group VII are located on the same #story# as a #dwelling unit#, the limitations set forth in paragraphs (a) and (b) of such Section shall not apply; and

(b) for #commercial# #buildings#, the limitation on the number of #stories# allocated to #commercial# #uses# in Use Groups VI through X, as set forth in Section 32-10 (USE ALLOWANCES), inclusive, shall not apply, except to breweries permitted pursuant to Section 135-12.