Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-33 - Regulations for Tier C Street Frontages

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32-33 - Regulations for Tier C Street Frontages

LAST AMENDED
6/6/2024

The provisions of this Section, inclusive, shall apply to the #ground floor level# #street# frontage of a #building# along a #Tier C street frontage#.

The provisions for #Tier B street frontages#, as set forth in Section 32-32, inclusive, shall apply, except that the regulations of Section 32-322 shall not be permitted as an alternative to those of Section 32-321. Such provisions of Section 32-32, inclusive, are further modified by the provisions of this Section, inclusive

32-331 - Ground floor level use modifications

LAST AMENDED
6/6/2024

Along #Tier C street frontages#, the #ground floor level# #use# limitations set forth in paragraph (a) of Section 32-321 shall be modified as follows:

(a) in addition to #dwelling units#, ancillary #residential uses#, other than lobbies and associated amenities, shall not be permitted on the #ground floor level# within the #minimum qualifying depth#;

(b) the maximum length of lobbies accessing #uses# not permitted on the #ground floor level#, shall be limited to a maximum #street wall# length, in total, of 25 percent of the #street wall#

width of the #building# along the #Tier C street frontage#, or 25 linear feet of #street wall# along such #street# frontage, whichever is less. The minimum width of such lobbies need not be less than 10 feet.

However, in C4 through C7 Districts where the #floor area ratio# for #commercial uses# is greater than or equal to 10.0, the maximum lobby length shall be modified such that the maximum #street wall# length, in total, shall not exceed 25 percent of the #street wall# width of the #building# along the #Tier C street frontage#, or 50 linear feet of #street wall# along such #street# frontage, whichever is less. The minimum width of such lobbies need not be less than 20 feet;

(c) no parking spaces or loading berths shall be permitted within the #minimum qualifying depth#; and

(d) in C4 through C7 Districts where the #floor area ratio# for #commercial uses# is greater than or equal to 10.0, for #buildings# with a #street wall# width greater than 50 feet, within the portion of the #ground floor level# #street# frontage that is required to be allocated to non-#residential uses# to the #minimum qualifying depth#, at least 50 percent of such frontage shall be allocated to #uses# in Use Groups VI or VIII.

32-332 - Ground floor level curb cut restrictions

LAST AMENDED7/14/2025

Along the #Tier C street frontage# of a #ground floor level#, the following curb cut restrictions shall apply: for #zoning lots# with frontage along a #Tier C street frontage# and frontage along another #street# that is not a #Tier C street frontage#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #Tier C street frontage#.