Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

121-00 - GENERAL PURPOSES

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121-00 - GENERAL PURPOSES

LAST AMENDED
8/14/2025

The “Special Midtown South Mixed Use 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 retain adequate wage and job-producing industries within the Midtown South District;

(b) to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;

(c) to establish an appropriate urban scale and visual character within the Midtown South District;

(d) to provide opportunities for housing growth through office to residential conversions and new development; and

(e) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City’s tax revenues.

121-01 - General Provisions

LAST AMENDED
8/14/2025

The provisions of this Chapter shall apply within the #Special Midtown South Mixed Use 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 The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter.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. However, for #transit-adjacent sites# or #qualifying transit improvement 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.

121-02 - Definitions

LAST AMENDED
8/14/2025

For the purposes of this Chapter, matter in italics is defined in Sections 12-10 (Definitions) or 32-301 (Definitions).

121-03 - District Plan

LAST AMENDED
8/14/2025

The regulations of this Chapter are designed to implement the #Special Midtown South Mixed Use District# Plan. The District Plan includes the following map:

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

121-04 - Applicability of the Mandatory Inclusionary Housing Program

LAST AMENDED
8/14/2025

For the purposes of applying the Mandatory Inclusionary Housing Program provisions set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Midtown South Mixed Use District# are shown on the maps in APPENDIX F of this Resolution.

For #conversions# in #buildings# existing prior to August 14, 2025, that are not otherwise subject to paragraph (a)(3)(v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-624 (Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District).

121-05 - Applicability of Article XII, Chapter 3

LAST AMENDED
8/14/2025

In the #Special Midtown South Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.