



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **37-31 - Applicability**

File generated by <https://zr.planning.nyc.gov> on 12/10/2023

---

## 37-31 - Applicability

---

LAST AMENDED

5/12/2021

Section [37-30](#), inclusive, specifies #ground floor level# requirements that establish consistent standards for a minimum depth for certain #uses#, a maximum width for certain #uses#, minimum transparency requirements, and parking wrap and screening requirements, and minimum requirements for blank walls that apply in conjunction with requirements set forth for certain #Commercial Districts# in the supplemental #use# provisions of Section [32-40](#), inclusive, for #Quality Housing buildings# in certain #Commercial Districts# subject to supplemental provisions for #qualifying ground floors#; for certain #Manufacturing Districts# in Section [42-485](#) (Streetscape provisions); for #zoning lots# subject to the off-street parking regulations in the #Manhattan Core# in Article I, Chapter 3; for #zoning lots# subject to the special provisions for waterfront areas and, FRESH food stores, and #flood zones# in Article VI, Chapters 2 and, 3, and 4 respectively; and for #zoning lots# subject to the provisions of certain Special Purpose Districts.

However, the ground floor depth requirements for certain #uses# and minimum transparency requirements of Sections [37-32](#) and [37-34](#), respectively, shall not apply to:

- (a) #zoning lots# in #Commercial Districts# with a #lot width# of less than 20 feet, as measured along the #street line#, provided such #zoning lots# existed on March 22, 2016, and on the date of application for a building permit; or
- (b) any #community facility building# used exclusively for either a #school#, as listed in Use Group 3, or a house of worship, as listed in Use Group 4.

---

## 37-311 - Definitions

---

LAST AMENDED 3/22/2016

The following definitions shall apply throughout Section [37-30](#) (SPECIAL GROUND FLOOR LEVEL STREETScape PROVISIONS FOR CERTAIN AREAS), inclusive.

### Ground floor level

For the purposes of Section [37-30](#), inclusive, the “ground floor level” shall refer to a #building’s# lowest #story#.

### Primary street frontage

For the purposes of Section [37-30](#), inclusive, a “primary street frontage” shall be the portion of the #ground floor level# #street# frontage along any of the following:

- (a) a #wide street#;
- (b) a narrow #street# where a #Commercial District# is mapped along an entire #block# frontage; or
- (c) a #narrow street# within 50 feet of a #wide street#.

### Secondary street frontage

For the purposes of Section [37-30](#), inclusive, a “secondary street frontage” shall be a #ground floor level# #street# frontage, or portion thereof, subject to the provisions of Section [37-30](#), inclusive, that is not a #primary street frontage#.