



## Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Marisa Lago, Chair

# **98-12 - Modification of Use Regulations**

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## 98-12 - Modification of Use Regulations

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LAST AMENDED  
6/23/2005

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### 98-121 - In Subarea H

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LAST AMENDED  
6/23/2005

In Subarea H, the provisions of Section 32-25 (Use Group 16), paragraph D (Heavy Service, Wholesale or Storage Establishments) are modified to permit, in C6 Districts, warehouse #uses# only in #cellars# located wholly below #curb level#.

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### 98-122 - Location within buildings

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LAST AMENDED  
2/2/2011

In any C6 District in the #Special West Chelsea District#, the provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit #commercial uses# on the same #story# as a #residential use# or on a #story# higher than that occupied by #residential uses#, provided that the #commercial uses#:

- (a) are located in a portion of the #building# that has separate direct access to the #street# with no access to the #residential# portion of the #building# at any #story#; and
  - (b) are not located directly over any portion of a #building# containing #dwelling units#, except this limitation shall not preclude the location of:
    - (1) #residential# lobby space below or on the same #story# as #commercial uses#; or
    - (2) a #commercial use# that fronts on the #High Line# and is located within five feet of the level of the #High Line bed#.
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### 98-123 - Adult establishments

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LAST AMENDED  
6/23/2005

The provisions of Section 52-77 (Termination of Adult Establishments) shall not apply to any #adult establishment# that located within the #Special West Chelsea District# after October 25, 1995 and prior to May 25, 2005, and which, as of May 25, 2005 and June 22, 2005, was an existing #use# and conformed to all provisions of Section 42-01 (Special Provisions for Adult Establishments) applicable to M1-5 Districts.