Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

88-13 - Commercial Use

File generated by https://zr.planning.nyc.gov on 10/5/2026

88-13 - Commercial Use

LAST AMENDED
6/6/2024

The #commercial# #use# regulations applicable in M1 Districts shall apply in the #Special Hudson Square District#, except that:

(a) #uses# listed under Food and Beverage Retailers in Use Group VI shall not be limited as to the size of the establishment;

(b) other #uses# listed under Use Group VI, as well as #uses# listed under Use Group VIII shall be limited to a size of 10,000 square feet on the #ground floor level# of #floor area# per establishment;

(c) #commercial# #uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Additional Conditions for Certain Uses), inclusive;

(d) #transient hotels# listed under Use Group V shall be subject to the provisions of Section 32-153 (Use Group V – uses subject to additional conditions) applicable to a C7 District; and

(e) eating or drinking establishments listed under Use Group VI, where such establishment provides entertainment with a cover charge or specified showtime, or includes a dance floor, shall be limited to a capacity of 200 persons or fewer. A capacity of more than 200 persons may be permitted by the Board of Standards and Appeals pursuant to Section 73-162 (Eating or drinking establishments).

88-131 - Streetscape provisions

LAST AMENDED
6/6/2024

For the purposes of applying the underlying provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, to the #Special Hudson Square District#, the streetscape regulations for C7 Districts shall apply to all M1 Districts.

The underlying #ground floor level# streetscape provisions set forth in Section 32-30, inclusive, shall apply, except that #ground floor level# #street# frontages along #wide streets# shall be considered #Tier C street frontages#.