



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

91-10 - SPECIAL USE REGULATIONS

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91-10 - SPECIAL USE REGULATIONS

LAST AMENDED
8/27/1998

91-11 - Modification of Use Regulations in C5 Districts

LAST AMENDED
8/27/1998

91-111 - Additional uses in C5 Districts

LAST AMENDED
8/27/1998

In addition to the special permit #uses# cited in Section [91-06](#), the #use# regulations for C5 Districts within the #Special Lower Manhattan District# are modified to permit the following #uses#:

From Use Group 7:

Use Groups 7B and 7E

From Use Group 8:

Use Groups 8A*, 8B and 8E

From Use Group 12:

Use Groups 12A**, 12B, 12C and 12E

* inclusive of the waiting area requirements for theaters as listed in Use Group 8A

** except for eating or drinking establishments as listed in Use Group 12A

91-112 - Eating and drinking establishments with dancing in C5 Districts

LAST AMENDED
8/12/2004

In all C5 Districts within the #Special Lower Manhattan District#, in addition to eating and drinking establishments permitted pursuant to Section [32-15](#) (Use Group 6), the following types of eating and drinking establishments shall be permitted:

eating or drinking establishments with entertainment, including musical entertainment or dancing, with a total capacity of 200 persons or fewer, provided that the dance floor or area, if any, does not exceed 400 square feet. The locational and waiting area requirements for eating or drinking establishments of Section [73-244](#) (In C2, C3, C4*, C6-4**, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District) shall apply;

eating or drinking establishments with entertainment, including musical entertainment or dancing, with a capacity of more than 200 persons, pursuant to the provisions of Section [73-244](#), as modified in Section [91-061](#) (Applicability of special permits by the Board of Standards and Appeals).

91-113 - Location of certain commercial uses

LAST AMENDED
8/27/1998

In C5 Districts within the #Special Lower Manhattan District#, the provisions of Section [32-423](#) (Limitation on ground floor location) shall not apply.

91-12 - Uses on Designated Retail Streets

LAST AMENDED
2/2/2011

On designated retail #streets#, as shown on Map 4 in Appendix A, for #buildings# #developed# or #enlarged# after August 27, 1998, where the ground floor level of such #development# or #enlarged# portion of the #building# fronts upon such #streets#, #uses# within #stories# on the ground floor or with a floor level within five feet of #curb level#, shall be limited to only those #uses# permitted by the underlying regulations and Section [91-111](#) (Additional uses in C5 Districts), other than automobile showrooms or plumbing, heating or ventilating equipment showrooms, or any of the #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D.

91-13 - Sign Regulations

LAST AMENDED
8/27/1998

In the #Special Lower Manhattan District#, except as modified by the provisions of this Section, inclusive, the regulations of Section [32-60](#), et seq., pertaining to #signs#, shall apply.

91-131 - Illuminated signs in C5 Districts

LAST AMENDED
8/27/1998

In all C5 Districts within the #Special Lower Manhattan District#, not more than one #illuminated#, non-#flashing sign#, other than an #advertising sign#, with a total #surface area# not exceeding eight square feet shall be permitted for each #street# frontage of the #zoning lot#. Such #sign# may be located only within a window of a #building#.

91-132 - Banner regulations

LAST AMENDED
8/27/1998

In all C5 and C6 Districts within the #Special Lower Manhattan District#, in lieu of the provisions of Section [32-652](#) (Permitted projection in all other Commercial Districts), banners may project across a #street line# for a maximum distance of eight feet.

In C5-3 or C5-5 Districts within the Special District, in lieu of the provisions of Section [32-655](#) (Height of signs in all other

Commercial Districts), banners may extend above #curb level# to a maximum height of 40 feet.

91-133 - Height of signs in C6-9 Districts

LAST AMENDED

5/9/2001

In C6-9 Districts within the #Special Lower Manhattan District#, the regulations of Section [32-655](#) (Height of signs in all other Commercial Districts) may be modified to allow a maximum height of 50 feet above #curb level#, provided the City Planning Commission certifies that the design features of the existing #building#, as they appear on May 9, 2001, would unduly obstruct the visibility of the #sign# without such modification. An application for such certification shall be filed with detailed plans showing compliance with this Section.

91-134 - Signs on landmark buildings fronting Broadway in C5-5 Districts

LAST AMENDED

5/14/2003

In addition to #signs# and banners otherwise permitted pursuant to Section [91-13](#), et seq., within 100 feet of Broadway in C5-5 Districts, on any #building# with a #street wall# fronting Broadway that is a landmark designated by the Landmarks Preservation Commission, the applicable #sign# regulations of Section [32-60](#) shall be modified according to the following provisions, provided such #signs# and any alterations to the #building# connected with such #signs# have received a certificate of appropriateness or other permit from the Landmarks Preservation Commission.

- (a) #Illuminated# non-#flashing signs# other than #advertising signs# are permitted with a total #surface area# (in square feet) not to exceed 50 square feet along any #street# frontage.
- (b) No permitted #sign# shall extend above #curb level# at a height greater than 30 feet.
- (c) No permitted #sign# shall project across a #street line# more than 60 inches.
- (d) Permitted #signs# displayed on awnings may also include commercial copy related to the type of business, profession, commodity, service or entertainment conducted, sold or offered within such #building#.