



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

84-03 - Use Regulations (For Zone A and Zone C)

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84-03 - Use Regulations (For Zone A and Zone C)

LAST AMENDED

8/17/2005

The #uses# permitted shall be constructed and located so that no exhaust vents or chimneys open onto any #street# or park or onto the #Esplanade#.

84-031 - Special permit uses

LAST AMENDED

5/8/2013

The following #uses# are permitted only by special permit of the City Planning Commission:

Electrical or gas utility substations, open or enclosed, pursuant to Section [74-61](#)

As a condition precedent to the granting of such special permit, the Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.

The following #uses# are permitted only by special permit of the Board of Standards and Appeals:

Electrical or gas utility substations, open or enclosed, pursuant to Section [73-14](#)

Public utility stations for oil or gas metering or regulating, pursuant to Section [73-15](#)

Telephone exchanges or other communications equipment structures, pursuant to Section [73-14](#)

84-032 - Uses not permitted

LAST AMENDED

1/8/1997

The following #uses# shall not be permitted:

A. Transient Accommodations

#Hotels, transient#, except as provided in Sections [84-12](#) and [84-32](#)

#Motels#, #tourist cabins#, or #boatels#

B. Retail or Service Establishments

Electrical glazing, heating, painting, paper hanging, plumbing, roofing, or ventilating contractors' establishments

Exterminators

Funeral establishments

Lumber stores

Monument sales establishments

Moving or storage offices

Pawn shops

Printing establishments

Refreshment stands, drive-in

Sign painting shops

Taxidermist shops

Trade embalmers

Upholstering shops

Window cleaning contractors' establishments, including floor waxing and other similar building maintenance services

C. Wholesale Establishments

Wholesale establishments

D. Automobile Service Establishments

Automotive glass and mirror shops

Automotive seat cover or convertible top establishments

#Automotive service stations#

Tire sales establishments

E. Public Service Establishments

Prisons.

84-033 - Interim uses

LAST AMENDED 1/8/1997

On application to and with the permission of the Battery Park City Authority, any open #use# listed in Use Groups 1 through 16, as set forth in Sections [32-11](#) through [32-25](#), is permitted if such #use# is an interim #use# which will not obstruct, interfere with, or be incompatible with the general purposes and overall development of the #Special Battery Park City District#, and if such #use# is not prohibited by the Settlement Agreement, dated June 6, 1980, between the City of New York, the State of New York, and various agencies and instrumentalities thereof. The Authority may prescribe appropriate conditions and safeguards in order to minimize adverse effects on surrounding land #uses#.