



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

87-10 - SPECIAL USE REGULATIONS

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87-10 - SPECIAL USE REGULATIONS

LAST AMENDED
12/11/2017

The #use# regulations of the underlying districts and of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified by the provisions of this Section, inclusive.

87-11 - Use Regulations Within the Core Subdistrict

LAST AMENDED
12/11/2017

The special #use# provisions of this Section, inclusive, shall apply to #zoning lots# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-111 - Vehicle storage establishments

LAST AMENDED
12/11/2017

Commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps as listed in Use Group 16C shall be a permitted #use# on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- (a) such #use# is the primary #use# on Parcel 5;
- (b) no more than 10,000 square feet of #floor area# shall be provided on Parcel 5; and
- (c) a #shore public walkway# is provided as set forth in paragraph (a) of Section [87-71](#) (Special Public Access Provisions).

The streetscape provisions of Section [87-41](#), inclusive and the special height and setback regulations of Section [87-32](#), inclusive, shall not apply to such #use#. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

87-112 - Location of commercial space

LAST AMENDED
12/11/2017

The provisions of Section [32-422](#) (Location of floors occupied by commercial uses) are modified to permit #residential uses# on the same #story# as a #commercial# #use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial# #uses# are not located directly over any #residential use#. However, such #commercial# #uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial# #uses# exists within the #building#.

87-113 - Location of underground uses

LAST AMENDED
10/17/2017

Notwithstanding the provisions of Section [62-332](#) (Rear yards and waterfront yards) underground #uses# such as parking

Notwithstanding the provisions of Section [32-322](#) (Rear yards and waterfront yards), underground spaces, such as parking garages, shall not be allowed in waterfront yards.

87-12 - Use Regulations in the North Subdistrict

LAST AMENDED

12/11/2017

The special use provisions of this Section, inclusive, shall apply to zoning lots within the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-121 - Modification of supplementary commercial use regulations

LAST AMENDED

10/17/2017

In the North Subdistrict, the supplementary commercial use regulations of Section [32-421](#) (Limitation on floors occupied by commercial uses) shall be modified to permit commercial uses on any story, provided no access exists between such commercial and residential uses at any level containing residences, and provided that such commercial uses are not located directly over any residential use.