



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

97-211 - Location of and Access to Arts and Entertainment Uses

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LAST AMENDED

11/30/2017

Any arts and entertainment #uses# listed in Section [97-11](#) that are provided in order to comply with the requirements of Section [97-12](#) (Arts and Entertainment Use Requirement) or Section [97-422](#) (Floor area bonus for visual or performing arts uses) shall be subject to the following location and access requirements:

The designated #uses# listed in Section [97-11](#) may be located anywhere throughout a #building# that fronts on 125th Street, subject to the following conditions:

- (a) any such designated #uses# within the Core Subdistrict required pursuant to Section [97-12](#) shall be accessed from 125th Street; and
- (b) any #residential use# shall be located on a floor wholly above any #commercial# #use#; or
- (c) any #commercial# #use# may be permitted on the same #story# as a #residential use#, provided that:
 - (1) no access exists between #commercial# #uses# and #residential uses# at any level; and
 - (2) #commercial# #uses# are not located directly over any #residential uses#.

Such #commercial# #use#, however, 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#.