



## Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Anita Laremont, Chair

# **141-10 - SPECIAL USE REGULATIONS**

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## 141-10 - SPECIAL USE REGULATIONS

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LAST AMENDED  
3/22/2018

Within the #Special Jerome Corridor District#, the underlying #use# regulations are modified by the provisions of this Section.

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## 141-11 - Special Permit for Transient Hotels

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LAST AMENDED  
3/22/2018

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4 Districts;

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential# #development# goal, as set forth in this Section, has been met; or
- (b) by special permit by the City Planning Commission where such #residential# #development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the #residential# #development# goal; or
  - (2) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

The City Planning Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

For the purpose of applying the provisions of this Section, the #residential# #development# goal shall be met when at least 3,006 #dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to March 22, 2018.

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## 141-12 - Physical Culture or Health Establishments

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LAST AMENDED  
3/22/2018

#Physical culture or health establishments# shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

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## 141-13 - Modification of Supplemental Use Provisions

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LAST AMENDED  
3/22/2018

For #mixed buildings# constructed after March 22, 2018, on #zoning lots# in C1 or C2 Districts mapped within R7 or R8 Districts with #street lines# along the elevated rail structure on Jerome or River Avenues, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to allow #commercial# #uses# listed in Use Groups

6, 7, 8, 9 or 14 to occupy the lowest two #stories#.