



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 128-10 - USE REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 5/20/2024

---

## 128-10 - USE REGULATIONS

---

LAST AMENDED  
10/23/2008

---

### 128-11 - Ground Floor Uses on Commercial Streets

---

LAST AMENDED  
10/23/2008

Map 2 (Commercial Streets) in the Appendix to this Chapter specifies locations where the special ground floor #use# regulations of this Section apply.

#Uses# on the ground floor of a #building# shall be limited to #commercial# #uses#, except for Type 1 lobbies and entrances to #accessory# parking spaces provided in accordance with Section [37-33](#) (Maximum Width of Certain Uses). Such #commercial# #uses# shall comply with the minimum depth provisions of Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses). In addition, #accessory# parking spaces, including such spaces #accessory# to #residences#, shall be permitted on the ground floor, provided they comply with the provisions of Section [37-35](#) (Parking Wrap and Screening Requirements). The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

---

### 128-12 - Transparency Requirements

---

LAST AMENDED  
10/30/2013

Any #street wall# of a #building# #developed# or #enlarged# after October 23, 2008, where the ground floor level of such #development# or #enlarged# portion of the #building# contains #commercial# or #community facility uses#, shall be glazed in accordance with the provisions of Section [37-34](#) (Minimum Transparency Requirements).

For the purposes of this Section, Bank Street shall be considered a #street#. However, this Section shall not apply to a stadium #use# within the North Waterfront Subdistrict.

---

### 128-13 - Location of Uses in Mixed Buildings

---

LAST AMENDED  
2/2/2011

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