



Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

128-10 - USE REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 5/26/2020

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#.