



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

125-10 - USE REGULATIONS

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125-10 - USE REGULATIONS

LAST AMENDED

11/13/2008

125-11 - Ground Floor Use Along Designated Streets

LAST AMENDED

2/2/2011

Map 2 (Special Ground Floor Use Regulations), in Appendix A of this Chapter, specifies locations where the special ground floor #use# regulations of this Section apply. Such regulations shall apply along the entire #street# frontage of the #building#, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 30 feet of the #street wall#, shall be limited to #commercial# or #community facility uses# permitted by the underlying district. A #building's# #street# frontage shall be allocated exclusively to such #uses#, except for lobby space. In no event shall the length of #street# frontage occupied by lobby space exceed, in total, 40 feet or 25 percent of the #building's# total #street# frontage, whichever is less, except that the length of lobby frontage need not be less than 20 feet.

125-12 - Transparency Requirements

LAST AMENDED

11/13/2008

The ground floor #street wall# bounding any #community facility use# other than a #school# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area, and the maximum sill height of all #show windows# shall be 2 feet, 6 inches above the adjoining sidewalk or public access area.

The ground floor #street wall# bounding any #commercial# #use# shall be glazed with transparent materials which may include #show windows#, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. Furthermore, the maximum sill level of all #show windows# shall be 2 feet, 6 inches above the adjoining sidewalk or public access area.

125-13 - 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# #uses# 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#.