



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

132-10 - GENERAL PROVISIONS

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132-10 - GENERAL PROVISIONS

LAST AMENDED

10/7/2021

The provisions of this Chapter shall apply to all #buildings# with #street# frontage along a #designated commercial street#.

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

132-11 - Special Enhanced Commercial Districts Specified

LAST AMENDED

11/23/2021

The #Special Enhanced Commercial District# is mapped in the following areas:

(a) #Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

- (1) Fourth Avenue, in the Borough of Brooklyn, generally between 25th Street and 15th Street, and Pacific Street and Atlantic Avenue.

(b) #Special Enhanced Commercial District# 2

The #Special Enhanced Commercial District# 2 (EC-2) is established on June 28, 2012, on the following #designated commercial streets# as indicated on #zoning maps# 5d and 8c:

- (1) Amsterdam Avenue, in the Borough of Manhattan, generally between West 73rd and West 110th Streets; and
- (2) Columbus Avenue, in the Borough of Manhattan, generally between West 72nd and West 87th Streets.

(c) #Special Enhanced Commercial District# 3

The #Special Enhanced Commercial District# 3 (EC-3) is established on June 28, 2012, the following #designated commercial streets# as indicated on #zoning maps# 5d and 8c:

(1) Broadway, in the Borough of Manhattan, generally between West 72nd and West 110th Streets.

(d) #Special Enhanced Commercial District# 4

The #Special Enhanced Commercial District# 4 (EC-4) is established on October 11, 2012, the following #designated commercial streets# as indicated on #zoning maps# 13b and 17a:

(1) Broadway, in the Borough of Brooklyn, on the south side of the street generally between Sumner Place and Monroe Street.

(e) #Special Enhanced Commercial District# 5

The #Special Enhanced Commercial District# 5 (EC-5) is established on April 20, 2016, on the following #designated commercial streets# as indicated on #zoning map# 17c:

(1) Atlantic Avenue, in the Borough of Brooklyn, generally between Sheffield Avenue and Euclid Avenue;

(2) Pitkin Avenue, in the Borough of Brooklyn, generally between Sheffield Avenue and Crescent Avenue;

(3) Fulton Street, in the Borough of Brooklyn, generally between Eastern Parkway and Van Sinderen Avenue; and

(4) Pennsylvania Avenue, in the Borough of Brooklyn, generally between Fulton Street and Atlantic Avenue.

(f) #Special Enhanced Commercial District# 6

The #Special Enhanced Commercial District# 6 (EC-6) is established on April 20, 2016, on the following #designated commercial streets# as indicated on #zoning map# 17c:

(1) Fulton Street, in the Borough of Brooklyn, between Sheffield Avenue and Euclid Avenue.

132-12 - Definitions

LAST AMENDED

6/28/2012

Designated commercial street

For the purposes of this Chapter, a “designated commercial street” shall be the portion of those #streets# specified in Section [132-11](#).

Ground floor level

For the purposes of this Chapter, “ground floor level” shall mean a #building’s# lowest #story# located within 30 feet of the #building’s# #street wall# along a #designated commercial street#.

132-13 - Applicability of Special Use, Transparency, Street Wall and Parking Regulations

LAST AMENDED

4/20/2016

The special #use#, transparency, street wall and parking regulations of this Chapter shall apply to #buildings# in #Special Enhanced Commercial Districts# as designated in the following table, except as otherwise provided in Sections [132-21](#), [132-31](#) and [132-41](#).

SPECIAL REGULATIONS FOR ENHANCED COMMERCIAL DISTRICTS

#Special Enhanced Commercial District#	Mandatory Ground Floor #Use# Regulations			
	Minimum Percentage of #Commercial# #Uses# (132-22(a))	Mandatory Non-#Residential# Uses# (132-22(b))	Other Permitted #Uses# (132-22(c))	Minimum Number of Establishments (132-23)
EC – 1 (Fourth Avenue, Brooklyn)	x		x	
EC – 2 (Columbus & Amsterdam Avenues, Manhattan)				x

EC – 3 (Broadway, Manhattan)				
EC – 4 (Broadway, Brooklyn)		x	x	
EC – 5 (Atlantic Avenue, Pitkin Avenue, Pennsylvania Avenue and Fulton Street, Brooklyn)		x	x	
EC – 6 (Fulton Street, Brooklyn)		x	x	

#Special Enhanced Commercial District#	Supplemental Ground Floor #Use# Regulations			
	Banks and Loan Offices (132-24(a))	Other Non- #Residential# Establishments (132-24(b))	Ground Floor Lobbies (37-33(a) (1))	Ground Floor Transparency (132-32)
EC – 1 (Fourth Avenue, Brooklyn)			x	x
EC – 2 (Columbus & Amsterdam Avenues, Manhattan)	x	x	x	x

EC – 3 (Broadway, Manhattan)	x		x	x
EC – 4 (Broadway, Brooklyn)			x	x
EC – 5 (Atlantic Avenue, Pitkin Avenue, Pennsylvania Avenue and Fulton Street Brooklyn)			x	x
EC – 6 (Fulton Street, Brooklyn)			x	x

#Special Enhanced Commercial District#	#Street Wall# Location (132-33)	Parking Regulations	
		Location of Parking Spaces (132-42)	Curb Cuts (132-43)
EC – 1 (Fourth Avenue, Brooklyn)		x	x
EC – 2 (Columbus and Amsterdam Avenues, Manhattan)			

EC – 3 (Broadway, Manhattan)			
EC – 4 (Broadway, Brooklyn)		x	x
EC – 5 (Atlantic Avenue, Pitkin Avenue, Pennsylvania Avenue and Fulton Street, Brooklyn)		x	x
EC – 6 (Fulton Street, Brooklyn)	x	x	x