



Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Marisa Lago, Chair

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

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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