



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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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