



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

116-12 - Mandatory Ground Floor Use and Frontage Requirements

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LAST AMENDED

7/20/2017

The provisions of Section [32-433](#) (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island) shall not apply in Subareas A, B and C. However, on designated #streets# and #mandatory front building wall lines# in Subareas B3 and C, as shown on Map 2 in Appendix A of this Chapter, the special ground floor #use# and frontage regulations of this Section shall apply to any #building# #developed# or #enlarged# after October 25, 2006.

#Uses# located on the ground floor level or within two feet of the as-built level of the adjoining sidewalk shall be exclusively limited to the permitted non-#residential uses# as modified by the special #use# provisions of this Chapter. Such ground floor #uses# shall extend along the entire width of the #building#, except for lobbies or entrances to #accessory# parking spaces and shall have a depth provided in accordance with Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses).

In no event shall lobbies and entrances to #accessory# parking spaces occupy more than 50 percent of the #building's# total frontage along such #street# or #mandatory front building wall line#, or 35 feet, whichever is less. However, the total length of such frontage occupied by such lobbies and entrances need not be less than 25 feet.