



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **135-10 - SPECIAL USE REGULATIONS**

File generated by <https://zr.planning.nyc.gov> on 6/17/2026

---

## 135-10 - SPECIAL USE REGULATIONS

---

LAST AMENDED

6/26/2019

The underlying #use# regulations are modified by the provisions of this Section, inclusive.

---

## 135-11 - Streetscape Regulations

---

LAST AMENDED

6/6/2024

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontages# along Bay Street and Prospect Street shall be considered #Tier C street frontages#, and frontages along remaining #streets# shall be considered #Tier B street frontages#.

Defined terms in this Section shall include those in Sections [12-10](#) and 32-301.

---

## 135-12 - Breweries

---

LAST AMENDED

6/6/2024

Within the #Special Bay Street Corridor District#, breweries, included under all other beverage manufacturing in Use Group X, shall be permitted in Commercial Districts provided that the size of such brewery does not exceed 30,000 square feet.

---

## 135-13 - Modification of Supplemental Use Provisions

---

LAST AMENDED

6/6/2024

In Subdistricts A, B and C, the underlying provisions of Section [32-421](#) (Limitation on floors occupied by commercial uses) shall be modified as follows:

- (a) for #mixed buildings# where #uses# listed under Offices in Use Group VII are located on the same #story# as a #dwelling unit#, the limitations set forth in paragraphs (a) and (b) of such Section shall not apply; and
- (b) for #commercial# #buildings#, the limitation on the number of #stories# allocated to #commercial# #uses# in Use Groups VI through X, as set forth in Section [32-10](#) (USE ALLOWANCES), inclusive, shall not apply, except to breweries permitted pursuant to Section [135-12](#).