



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

134-111 - Permitted uses in subdistricts

File generated by <https://zr.planning.nyc.gov> on 4/17/2025

134-111 - Permitted uses in subdistricts

LAST AMENDED

6/6/2024

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section [134-112](#) (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section [134-14](#) (Certification for Large Commercial Establishments) shall apply to any #commercial# #use# exceeding 7,500 square feet of #floor area#.

In the Northern Subdistrict, #commercial# #uses# applicable in a C2-5 District shall be permitted, except that:

From Use Group IV

Docks for ferries shall be permitted without restriction on passenger load

From Use Group VIII

All #uses# shall be permitted within the applicability of a C8 District.

In the Southern Subdistrict, #commercial# #uses# applicable in a C4 District shall be permitted, except that the following #uses# shall also be permitted as of right:

From Use Group IV

Electric utility substations, enclosed, without size limitations, sewage disposal plants, marine transfer stations for garbage or slag piles and docks for ferries without restrictions on passenger load shall be permitted

From Use Group VII

All #uses# shall be permitted within the applicability of an M1 District

From Use Group VIII

All #uses# shall be permitted within the applicability of a C8 District

From Use Group IX

Warehouses shall be permitted

From Use Group X

Ship and boat building, under transportation equipment manufacturing, shall be permitted, for vessels up to a length of 200 feet; and

Distilleries shall be permitted.