



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

134-112 - Permitted uses in the Open Space Subarea

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LAST AMENDED

5/27/2021

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

(a) In locations of the Open Space Subarea other than piers, #uses# shall be limited to:

From Use Group 4, as set forth in Section [22-14](#):

#Public parks# or playgrounds or private parks.

From Use Group 6A, as set forth in Section [32-15](#):

Eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or fewer.

From Use Group 13, as set forth in Section [32-22](#):

All open #uses# in Use Group 13A.

Transit facilities, open or enclosed.

#Accessory# #uses#, open or enclosed.

#Uses# otherwise permitted in the Southern Subdistrict pursuant to Section [134-111](#) (Permitted uses in subdistricts) may be located in #cellars# within the Open Space Subarea.

(b) On any pier in the Open Space Subarea, #uses# shall be limited to the following:

From Use Group 4, as set forth in Section [22-14](#):

Clubs, limited to non-profit private beach clubs and non-profit private boat clubs.

From Use Group 6, as set forth in Section [32-15](#):

Docks for water taxis, with a vessel capacity of up to 99 passengers.

From Use Group 7, as set forth in Section [32-16](#):

#Boatels#, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels).

From Use Group 9, as set forth in Section [32-18](#):

Docks for sightseeing, excursion or sport fishing vessels, other than gambling vessels.

From Use Group 10, as set forth in Section [32-19](#):

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load.

From Use Group 14, as set forth in Section [32-23](#):

Boat launching facilities for non-commercial pleasure boats; boat rental establishments, open or enclosed; boat

storage, repair, or painting establishments.

From Use Group 16, as set forth in Section [32-25](#):

Warehouses.

From Use Group 18, as set forth in Section [42-15](#):

Sewage disposal plants; marine transfer stations.

#Accessory# #uses#, open or enclosed.