



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

144-10 - SPECIAL USE REGULATIONS

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144-10 - SPECIAL USE REGULATIONS

LAST AMENDED 12/15/2021

Within the #Special Brooklyn Navy Yard District#, the #use# provisions of Article IV, Chapter 2 are modified by the provisions of this Section, inclusive.

144-11 - Additional Uses Permitted in All Districts

LAST AMENDED 12/15/2021

In all districts, the underlying #use# regulations are modified as follows:

(a) Alcoholic beverages and breweries

The manufacture of alcoholic beverages and breweries, as specified in Section [42-15](#) (Use Group 18), shall be permitted, subject to the applicable performance standards, except that the provisions of Section [42-27](#) (Performance Standards Regulating Fire and Explosive Hazards) shall not apply.

(b) Water-dependent #uses#

The provisions of Section [62-21](#) (Classification of Uses in the Waterfront Area), Section [62-22](#) (Commercial Docking Facilities), Section [62-24](#) (Uses on Piers and Platforms), and Section [62-25](#) (Uses on Floating Structures) shall apply, provided that all #uses# existing on #piers# and #platforms# as of December 15, 2021, shall be deemed conforming #uses#.

144-12 - Additional Uses Permitted in M2-1 Districts

LAST AMENDED 12/15/2021

The provisions of Section [42-10](#) (USES PERMITTED AS-OF-RIGHT) shall be modified to permit the following uses in M2-1 Districts, subject to the requirements of Section [144-212](#) (Floor area limitations on additional uses):

(a) all Use Group 3A #uses#, as set forth in Section [22-13](#), not otherwise permitted by the underlying regulations other than #uses# containing sleeping accommodations; and

(b) all Use Group 6C, 9A, 10A and 12B #uses#, as set forth in Sections [32-15](#), [32-18](#), [32-19](#) and [32-21](#), respectively, not otherwise permitted by the underlying regulations.

144-13 - Additional Uses in M3-1 Districts

LAST AMENDED 12/15/2021

Within M3-1 Districts, the City Planning Commission may allow, by authorization, #schools#, colleges or universities, without sleeping accommodations, as listed in Use Group 3A, provided that the Commission finds that:

(a) such #school#, college or university has an academic program compatible with a tenant or industrial operation in the #Special Brooklyn Navy Yard District#; and

(b) the location of the #school#, college or university will not interfere with any #manufacturing use# or alter the essential industrial character of the #Special Brooklyn Navy Yard District#.

The Commission may impose appropriate conditions and safeguards to minimize adverse impacts effects on the character of the surrounding area.

144-14 - Special Sign Regulations

LAST AMENDED12/15/2021

In the #Special Brooklyn Navy Yard District#, the underlying #sign# regulations of Section [42-50](#) (SIGN REGULATIONS) shall apply, except as modified by the provisions of Section [144-141](#) (Illuminated non-flashing signage) through Section [144-143](#) (Special provisions near certain parks).

144-141 - Illuminated non-flashing signage

LAST AMENDED12/15/2021

The provisions of Section [42-533](#) (Illuminated or flashing signs) shall be modified to allow one #accessory# non-#flashing# #illuminated sign# to have a #surface area# of 750 square feet in each of the following Subareas: the Navy Street Central Subarea, the Flushing East Subarea, between Clinton Avenue and Washington Avenue, the Barge Basin East Subarea, and the Barge Basin West Subarea. All other #illuminated signs# shall comply with the requirements of Section [42-533](#) (Illuminated or flashing signs).

144-142 - Special provisions along district boundaries

LAST AMENDED12/15/2021

The provisions of Section [42-56](#) (Special Provisions Applying Along District Boundaries) shall be modified as follows:

- (a) within the Flushing East Subarea, the provisions of Section [42-561](#) (Restrictions along the district boundary located in a street) shall not apply to any #sign# provided in accordance with Section [144-141](#) (Illuminated non-flashing signage); and
 - (b) within the Navy Street Central Subarea, the Flushing East Subarea, and the Barge Basin Subdistrict, the orientation provisions of Section [42-562](#) (Restriction on angle and height above curb level) shall not apply to #signs# provided in accordance with Section [144-141](#).
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144-143 - Special provisions near certain parks

LAST AMENDED12/15/2021

The provisions of Section [42-55](#) (Additional Regulations for Signs Near Certain Parks and Designated Arterial Highways) shall not apply to any #signs# provided in accordance with Section [144-141](#) (Illuminated non-flashing signage) within the Barge Basin East Subarea.