Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Chapter 1 - Special Tribeca Mixed Use District (TMU)

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Chapter 1 - Special Tribeca Mixed Use District (TMU)

111-00 - GENERAL PURPOSES

LAST AMENDED
10/13/2010

The "Special Tribeca Mixed Use District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

(a) to retain adequate wage, job-producing, stable industries within the Tribeca neighborhood;

(b) to protect light manufacturing and to encourage stability and growth in the Tribeca neighborhood by permitting light manufacturing and controlled residential uses to coexist where such uses are deemed compatible;

(c) to provide housing opportunity of a type and at a density appropriate to this mixed use zone;

(d) to ensure the provision of safe and sanitary housing units in converted buildings; and

(e) to promote the most desirable use of land and building development in accordance with the Plan for Lower Manhattan as adopted by the City Planning Commission.

111-01 - Definitions

LAST AMENDED
8/27/1998

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section.

Special Tribeca Mixed Use District

(repeated from Section 12-10)

The "Special Tribeca Mixed Use District" is a Special Purpose District designated by the letters "TMU" in which special regulations set forth in Article XI, Chapter 1, apply. The #Special Tribeca Mixed Use District# and its regulations supplement or supersede those of the districts on which it is superimposed.

111-02 - General Provisions

LAST AMENDED
10/7/2021

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations, #accessory# #uses#, open and enclosed and changes in #uses# within the Special District.

Except as modified by the express provisions of the District, the regulations of the underlying districts remain in effect. In #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

111-03 - District Map

LAST AMENDED
10/13/2010

The District Map for the #Special Tribeca Mixed Use District#, in Appendix A, identifies special areas comprising the Special District in which special zoning regulations carry out the general purposes of the #Special Tribeca Mixed Use District#. These areas are as follows:

Area A1 - General Mixed Use Area

Area A2 - Limited Mixed Use Area

Area A3 - General Mixed Use Area

Area A4 - General Mixed Use Area

Area A5 - General Mixed Use Area

Area A6 - General Mixed Use Area

Area A7 - General Mixed Use Area

111-10 - SPECIAL USE REGULATIONS

LAST AMENDED
4/9/1981

111-11 - Residential Use Modification

LAST AMENDED
12/5/2024

A #home occupation# may occupy a #loft dwelling#, or a #dwelling unit# converted pursuant to Article I, Chapter 5 (Residential Conversion Within Existing Buildings), as an #accessory# #use# pursuant to Section 15-13 (Special Home Occupation Provision), except that:

(a) businesses operated as #home occupations# may have up to three persons not residing in the #dwelling unit# or #rooming unit# may be employed; and

(b) a #home occupation# may include any permitted #commercial# or #manufacturing# #use#.

111-13 - Use Regulations

LAST AMENDED
6/6/2024

(a) Areas A1 and A3

(1) #Uses# permitted in a C6 District are applicable in Areas A1 and A3, except that #uses# listed under Use Group IX(A) shall be permitted to the applicability of a C8 District.

(2) In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, #uses# listed under Use Group VI or #uses# listed under Use Group VIII shall be limited to 20,000 square feet of #floor area# on a

#zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 111-32 (Special Permit for Certain Large Commercial Establishments).

(3) In addition, in #buildings# not fronting on the #streets#, listed in paragraph (a)(2) of this Section, #uses# listed under Use Groups VI or VIII shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allocated to such #uses#, except as otherwise provided in Section 111-32.

(b) Areas A4, A5, A6 and A7

(1) #Uses# permitted in a C6 District are applicable in Areas A4, A5, A6 and A7, except that:

(i) automotive repair and maintenance and dry cleaning and laundry services listed under Use Group VI shall be permitted to the applicability of a C8 District; and

(ii) #uses# listed under Use Groups IX(A) and IX(C) shall be permitted to the applicability of a C8 District.

(2) For establishments with frontage on #wide streets#, #uses# listed under Use Group VI shall be limited to 10,000 square feet of #floor area#. For establishments that front only upon a #narrow street#, such #uses# shall be limited to 5,000 square feet of #floor area#. For the purposes of this Section, #floor area# shall include retail #cellar# space allocated to such #uses#.

(c) Eating or drinking establishments, where such establishment provides entertainment with a cover charge or specified showtime, or includes a dance floor, and a capacity of more than 200 persons, as listed under Use Group VI, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-162 (Eating or drinking establishments) or the City Planning Commission as provided in Section

74-161 (Retail and service uses), as applicable.

(d) Environmental conditions for Area A2

All new #dwelling units# shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required. However, upon application to the Office of Environmental Remediation (OER) by the owner of the affected #building#, consistent with OER's authority under the provisions of Section 11-15 (Environmental Requirements) with respect to (E) designations, OER may modify the requirements of this Section, based upon new information, additional facts or updated standards, as applicable, provided that such modification is equally protective. In such instances, OER shall provide the Department of Buildings with notice of such modification, stating that it does not object to the issuance of a building permit, or temporary or final certificate of occupancy.

111-20 - SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

LAST AMENDED
12/5/2024

111-21 - Bulk Regulations for Area A1

LAST AMENDED
12/5/2024

The regulations applicable to a C6-2A District shall apply to #developments# and #enlargements#, except that the maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0. However, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 6.0.

111-22 - Bulk Regulations for Area A2

LAST AMENDED
12/5/2024

The underlying regulations applicable to a C6-3 District shall apply to #developments# and #enlargements#, except as set forth herein.

(a) Maximum #floor area ratio#

In no case shall the #floor area ratio# of the #commercial# or #community facility# portion of the #building# be more than 6.0.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions). No other #floor area# bonuses shall be permitted in Area A2.

(b) Height and setback regulations

The underlying height and setback regulations applicable to a C6-3A District shall apply.

(c) Curb cuts

Curb cuts shall not be permitted on Greenwich Street, Murray Street and Chambers Street.

111-23 - Bulk Regulations for Area A3

LAST AMENDED
12/5/2024

The regulations applicable to a C6-3A District shall apply to #developments# and #enlargements#.

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

LAST AMENDED
12/5/2024

Except as set forth in this Section, the #bulk# regulations of the underlying district shall apply.

(a) The maximum #residential# #floor area ratio# for #zoning lots# containing standard #residences#, and that permitted for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the following table:

Area	Maximum #Floor Area Ratio# for Standard #Residences#	Maximum #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#
A4	6.5	7.8
A5	5.5	6.6
A6	6.0	7.2
A7	5.0	6.0

(b) The underlying height and setback regulations shall apply except that in Area A4, the maximum #building# height shall be 145 feet or, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, 175 feet.

111-30 - SPECIAL PERMITS

LAST AMENDED
10/13/2010

111-31 - Special Permit for Certain Large Commercial Establishments

LAST AMENDED
6/6/2024

The City Planning Commission may permit the total #floor area# of large #commercial# establishments to exceed the underlying #floor area# requirements set forth in Section 111-13, paragraphs (a)(3) and (b)(4), including the #floor area# requirements for #cellar# space, provided the Commission finds that:

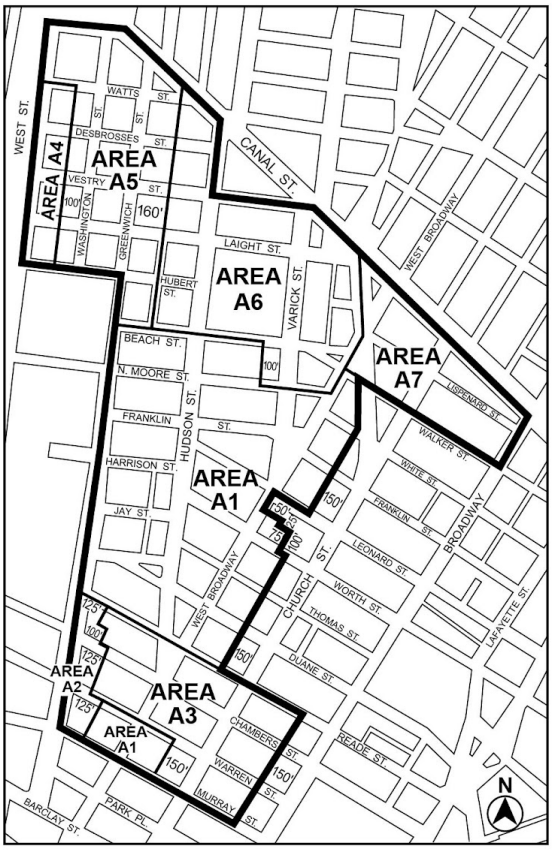
(a) such #development#, #enlargement#, #extension# or change of #use# is so located as not to impair the essential character or the future use of, or development of, the surrounding area; and

(b) the #streets# providing access to the facility will be adequate to handle the vehicular and pedestrian traffic generated by such #use#.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

Appendix A - Special Tribeca Mixed Use District Map

LAST AMENDED
10/13/2010



Special Tribeca Mixed Use District

Area Boundary

Area A1: General Mixed Use Area

Area A2: Limited Mixed Use Area

Area A3: General Mixed Use Area

Area A4: General Mixed Use Area

Area A5: General Mixed Use Area

Area A6: General Mixed Use Area

Area A7: General Mixed Use Area