



## **Zoning Resolution**

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

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

# **Chapter 8 - Special Union Square District (US)**

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# Chapter 8 - Special Union Square District (US)

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## 118-00 - GENERAL PURPOSES

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LAST AMENDED

1/10/1985

The "Special Union Square District" established in this Resolution is designated to promote and protect public health, safety, general welfare and amenity. These general goals include, among others, the following specific purposes:

- (a) to promote a revitalized mixed-use area around Union Square by encouraging controlled development on vacant and under-utilized sites within the District;
- (b) to stimulate such growth while providing guidelines which will ensure urban design compatibility between new development, existing buildings and Union Square and which will preserve and enhance the special character of the Square;
- (c) to stabilize the area through residential development and thereby encourage active utilization of Union Square Park;
- (d) to enhance the retail and service nature and economic vitality of 14th Street by mandating appropriate retail and service activities;
- (e) to improve the physical appearance and amenity of the streets within the District by establishing streetscape and signage controls which are compatible to Union Square Park;
- (f) to improve access, visibility, security and pedestrian circulation in and around the 14th Street/Union Square Station; and

- (g) to promote the most desirable use of land in this area and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

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## 118-01 - General Provisions

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LAST AMENDED

10/7/2021

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Union Square District# and in accordance with the provisions of this Chapter, certain specified #use#, #bulk# and #sign# regulations of the underlying district are made inapplicable and are superseded by the #use#, #bulk# and #sign# regulations of the #Special Union Square District# as set forth in this Chapter. In addition, special #street wall# transparency and location of entrance requirements are set forth in this Chapter. Except as modified by the express provisions of this Chapter, the underlying district regulations remain in effect.

For #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

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## 118-02 - Incorporation of Appendix A

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LAST AMENDED

2/2/2011

The District Plan of the #Special Union Square District# is set forth in Appendix A and is incorporated as an integral part of the provisions of this Chapter.

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## 118-10 - USE REGULATIONS

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LAST AMENDED

1/10/1985

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## 118-11 - Streetscape Regulations

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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 14th Street, Union Square East, Union Square West or 17th Street, shall be considered #Tier C street frontages#.

In addition to the underlying provisions for such #Tier C street frontages#, the following shall apply:

- (a) #ground floor level# #uses# with frontage on 14th Street shall be entered directly from 14th Street; and
- (b) for #buildings# fronting on Union Square East, Union Square West, or 17th Street between Broadway and Park Avenue South, where a #use# comprises at least 40 percent of the #floor area# of a #building#, the principal entrance to such #use# shall be located on such frontages. Where multiple #uses# comprise more than 40 percent, an entrance to only one such #use#

need be located on such frontages.

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

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## 118-12 - Sign Regulations

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LAST AMENDED

6/6/2024

On #street walls# fronting on 14th Street, no #sign# may be located more than 25 feet above #curb level#.

#Signs# on #street walls# fronting on all other #streets# within the Special District shall be subject to the provisions of Section [32-672](#) (Special provisions for high density areas)

#Flashing signs# are not permitted within the Special District.

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## 118-20 - BULK REGULATIONS

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LAST AMENDED

1/10/1985

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## 118-21 - Floor Area Regulations

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LAST AMENDED

12/5/2024

The maximum #floor area ratio# permitted on property bounded by:

- (a) Broadway, a line midway between East 14th Street and East 13th Street, a line 100 feet west of University Place, Union Square West and Broadway, a line midway between East 17th Street and East 18th Street, a line 100 feet east of Park Avenue South and Union Square East, East 15th Street, Union Square East, East 17th Street, Union Square West and East 14th Street is 8.0. However, for #qualifying affordable housing# or #qualifying senior housing# the maximum #floor area ratio# shall be 9.6; and
- (b) Broadway, a line midway between East 13th Street and East 14th Street, south prolongation of the center line of Irving Place and Irving Place, East 15th Street, Union Square East, Fourth Avenue, and East 14th Street is 10.0. However, for #qualifying affordable housing# or #qualifying senior housing# the maximum #floor area ratio# shall be 12.

The commercial #floor area ratio# shall not exceed 6.0 except in accordance with the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements).

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## 118-22 - Street Wall Regulations

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LAST AMENDED

12/5/2024

The height above #curb level# of the #street wall# of any #development# or #enlargement# shall be as shown in the District Plan (Appendix A). In addition, the following provisions shall apply:

- (a) The #street wall# location provisions of paragraph (a) of Section [35-631](#) (Street wall location) shall apply to all #street walls# except that when a #prevailing street wall frontage# exists, the

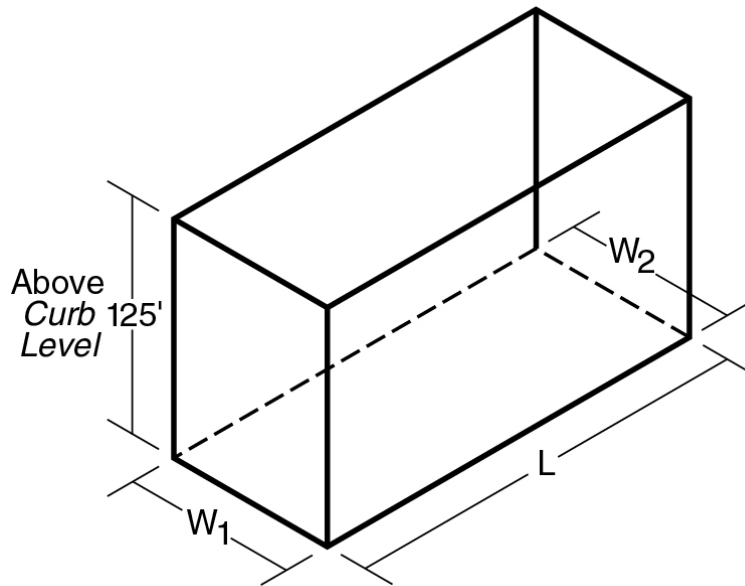
line-up provisions of paragraph (a) of Section [23-431](#) (Street wall location requirements) shall apply. For the purposes of applying #street wall# location regulations, all streets shall be considered as #wide streets#.

- (b) #Street wall# recesses are permitted below the level of the second #story# ceiling for subway stair entrances required under Section [118-50](#) [118-30](#) (OFF STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT). Such recesses shall be no longer than 15 feet and no deeper than eight feet or the width or length of the relocated subway stair, whichever is greater.

#Street wall# recesses are also permitted below the level of the second #story# ceiling for #building# or store entrances only.

- (c) On a #zoning lot# where there is an existing #building# to remain, the requirements governing height and location of #street walls# shall not apply within a volume defined by the rear wall of the existing #building# (W2), the #front lot line# (W1), the prolongations of the side walls (L) and a height of 125 feet above #curb level#.

If, after January 10, 1985, any demolition or destruction occurs within the volume defined, the requirements governing #street wall# height shall apply.



- L - Sidewall and prolongation of existing *building*
- W<sub>1</sub> - *Front lot line*
- W<sub>2</sub> - *Rear wall of existing building*

EXISTING BUILDING VOLUME FOR  
MODIFICATION OF STREET WALL REQUIREMENTS

- (d) The City Planning Commission may authorize modifications in the required #street wall# location if the Commission finds that the existing #buildings#, or existing open areas serving existing #buildings# to remain on the #zoning lot#, would be adversely affected by the location of the #street walls# of the #development#, #enlargement# or alteration in a manner prescribed in paragraph (c) of this Section.

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## 118-23 - Height and Setback Regulations

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LAST AMENDED

12/5/2024

A #sky exposure plane# of 2.5 to 1 shall begin at a height above #curb level# of 125 feet on all #streets# within the Special District, except that on a #narrow street# beyond 100 feet from any #street line# opposite a #public park# or from the intersection of such #narrow street# with a #wide street#, the #sky exposure plane# shall begin at a height above #curb level# of 85 feet. No #development# or #enlargement# shall penetrate such #sky exposure plane# except pursuant to Section [33-45](#) (Tower Regulations). However, Section [33-45](#) shall not be applicable to any portion of a #building# located within 100 feet of a #street line# opposite a #public park#. In addition, #energy infrastructure equipment# and accessory# mechanical equipment shall be permitted obstructions above such height limits, subject to the provisions of Section [33-42](#) (Permitted Obstructions).

For #qualifying affordable housing# or #qualifying senior housing#, the height and setback provisions of Section [35-652](#) (Maximum height of buildings and setback regulations) may be applied as an alternative as follows:

- (a) above a height of 125 feet above #curb level# or 85 feet on a #narrow street# beyond 100 feet from any #street line# opposite a #public park# or from the intersection of such #narrow street#, a setback pursuant to the provisions of Section [23-433](#) (Standard setback regulations) shall apply;
- (b) the maximum #building# height provisions of a C6-3A District shall apply to #zoning lots# subject to the provisions of paragraph (a) of Section [118-21](#) (Floor Area Regulations);
- (c) the maximum #building# height provisions of a C6-4A District shall apply to #zoning lots# subject to the provisions of paragraph (b) of Section [118-21](#); and
- (d) permitted obstructions pursuant to Section [35-61](#) shall apply.

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## **118-30 - OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT**

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LAST AMENDED

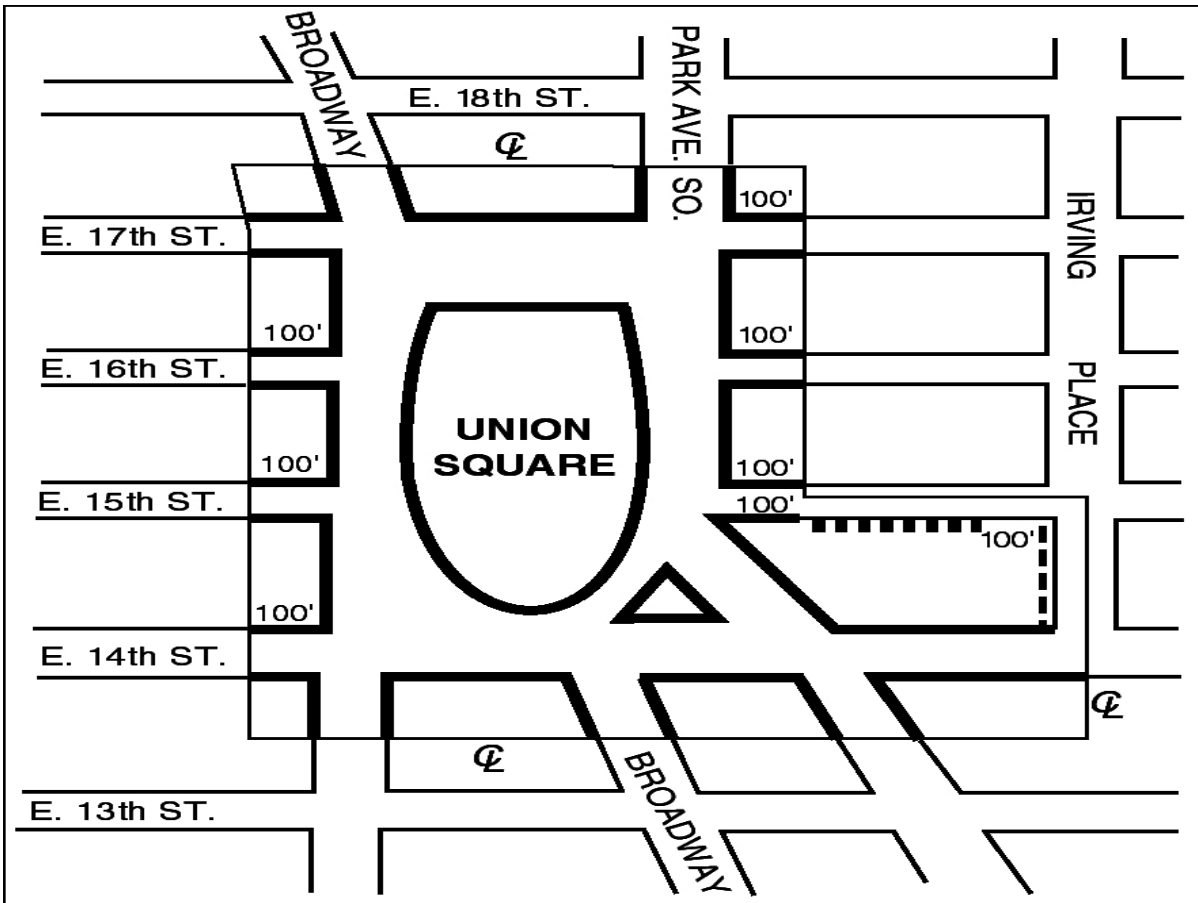
12/5/2024

Where a #development# or #enlargement# is constructed on a #zoning lot# of at least 5,000 square feet which fronts on a portion of sidewalk containing a stairway entrance or entrances into the 14th Street/Union Square Station, the #development# or #enlargement# shall be subject to the regulations of Section [37-40](#) (OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR).

## **Appendix A - UNION SQUARE DISTRICT PLAN**

LAST AMENDED

1/10/1985



- Mandatory Street Walls  
85'-125' Above Curb Level
- - - - -** Permitted Street Walls  
125' Above Curb Level
- Permitted Street Walls  
85' Above Curb Level
- Special Union Square District