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nyc.gov/consumers

SIDEWALK CAFÉ STREET GUIDE

The Department of City Planning (DCP) allows cafés to exist in certain portions of the City. Before an applicant spends any resources for a café, check with DCP at www.nyc.gov/dcp to find out if the proposed sidewalk café meets zoning requirements.

Only restaurants on the ground floor shall be allowed to have cafés. Restaurants are not allowed to use the space of a next-door neighbor for their café.

Note: This Sidewalk Café Street Guide provides a general overview of where certain types of sidewalk cafés are permitted and where they are not permitted. The City updates zoning requirements periodically, so applicants should review the Zoning Resolution of the City of New York, Article I: General Provisions, Chapter 4: Sidewalk Regulations, available for download on DCP's website for the most current information. An additional resource is ZoLa, the Zoning and Land Use web application, available at <http://gis.nyc.gov/zola>.

I. UNDERLYING ZONING

In general, sidewalk cafés are permitted in Commercial (C), Manufacturing (M), and R10H (High density Residential) districts only.

Exceptions:

- Sidewalk cafés are *not* permitted in C3 districts or in M1-5A or M1-5B districts south of Houston Street.
- See page 5 for important information about Special Zoning Districts.

If your proposed sidewalk café meets underlying zoning requirements, you still must review the Street Lists included in this guide for any additional restrictions.

II. STREET LISTS

LOCATIONS WHERE ONLY UNENCLOSED OR SMALL UNENCLOSED SIDEWALK CAFÉS ARE PERMITTED

Manhattan

Bleecker Street - from Bank Street to Mercer Street

Central Park South - from Fifth Avenue to Sixth Avenue

Mulberry Street Mall



Manhattan (continued)

Nassau Street Mall

Park Avenue South and Park Avenue - from 31st Street to 38th Street

Brooklyn

Fulton Street Mall (Enclosed cafés allowed along DeKalb Avenue)

Queens

Far Rockaway Beach 20th Street Mall

LOCATIONS WHERE ONLY SMALL UNENCLOSED SIDEWALK CAFÉS ARE PERMITTED

Manhattan

Orchard Street - from Canal Street to Houston Street

Delancey Street - from Norfolk Street to the Bowery

Centre Street - from Canal Street to Spring Street

Lafayette Street - from Canal Street to Houston Street

Sixth Avenue - from Canal Street to a line 100 feet south of Spring Street

Special Union Square Special District (except along 14th Street)

14th Street - from Second Avenue to Irving Place

14th Street - from a line 100 feet west of University Place to Eighth Avenue

23rd Street - from the East River to Eighth Avenue

31st Street - from Fifth Avenue to a line 200 feet east of Broadway

34th Street - from the East River to Fifth Avenue

35th Street - from a line 150 feet east of Fifth Avenue to a line 150 feet east of Sixth Avenue

36th Street - from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue

37th Street - from a line 150 feet east of Fifth Avenue to a line 150 feet west of Fifth Avenue

37th Street - from a line 150 feet east of Sixth Avenue to Broadway

38th Street - from Third Avenue to Seventh Avenue

39th Street - from Exit Street to Seventh Avenue

40th Street - from a line 100 feet east of Exit Street to Broadway

41st Street - from a line 100 feet east of Exit Street to Third Avenue

42nd Street - from First Avenue to Third Avenue

42nd Street - from Fifth Avenue to a line 275 feet east of Sixth Avenue

All streets bounded by 43rd Street on the south, 46th Street on the north, a line 200 feet east of Third Avenue on the east and Third Avenue on the west

43rd Street - from Fifth Avenue to Sixth Avenue

44th Street - from Fifth Avenue to Sixth Avenue

45th Street - from Fifth Avenue to Sixth Avenue

46th Street - from Fifth Avenue to Sixth Avenue

47th Street - from a line 200 feet east of Third Avenue to Third Avenue

48th Street - from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west



Manhattan (continued)

49th Street - from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west
 50th Street - from a line 150 feet east of Third Avenue on the east and Sixth Avenue on the west
 51st Street - from a line 150 feet east of Third Avenue to Eighth Avenue
 52nd Street - from a line 160 feet east of Third Avenue to Eighth Avenue
 53rd Street - from a line 160 feet east of Third Avenue to Eighth Avenue
 54th Street - from a line 150 feet east of Third Avenue to Eighth Avenue
 55th Street - from a line 100 feet west of Second Avenue to Eighth Avenue
 56th Street - from a line 100 feet west of Second Avenue to Eighth Avenue
 57th Street - from the East River to Eighth Avenue
 58th Street - from the East River to Eighth Avenue
 59th Street - from the East River to Second Avenue
 59th Street (Central Park South) - from Sixth Avenue to Columbus Circle
 60th Street - from Lexington Avenue to Fifth Avenue
 61st Street - from Third Avenue to Fifth Avenue
 62nd Street - from Second Avenue to Fifth Avenue
 63rd Street - from Second Avenue to Fifth Avenue
 86th Street - from First Avenue to a line 125 feet east of Second Avenue, south side only
 116th Street - from Malcolm X Boulevard to Frederick Douglass Boulevard
 Special 125th Street District (only as set forth in Section 97-13 of the Zoning resolution)
 First Avenue - from 48th Street to 56th Street
 Third Avenue - from 38th Street to 62nd Street
 Lexington Avenue - from a line 100 feet south of 23rd Street to a line 100 feet north of 34th Street
 Lexington Avenue - the entire length from a line 100 feet north of 96th Street, northward
 Park Avenue - from 38th Street to 40th Street
 Park Avenue - from 48th Street to 60th Street
 Park Avenue - the entire length from a line 100 feet north of 96th Street, northward
 Special Madison Avenue Preservation District (except on 86th Street)
 Madison Avenue - from 23rd Street to 38th Street
 Madison Avenue - from 59th Street to 61st Street
 Madison Avenue - the entire length from a line 100 feet north of 96th Street, northward
 Fifth Avenue - from 12th Street to 33rd Street
 Fifth Avenue - from 59th Street to 61st Street
 Sixth Avenue - from 36th Street to 42nd Street
 Sixth Avenue - from 150 feet north of 42nd Street to 48th Street
 Sixth Avenue - from 50th Street to Central Park South
 Seventh Avenue - from 50th Street to Central Park South
 Broadway - from 36th Street to 40th Street
 Broadway - from 50th Street to Columbus Circle
 Columbus Circle - from Eighth Avenue, westward, to Broadway



Queens

Queens Boulevard - from a line 100 feet west of 39th Place to 48th Street

Skillman Avenue - from 45th Street to a line 100 feet east of 46th Street, south side only

Skillman Avenue - from 48th Street to 52nd Street

LOCATIONS WHERE SIDEWALK CAFÉS ARE NOT PERMITTED

Unless specifically permitted on the small café list above

Citywide

All streets with elevated rail transit lines

Manhattan

All streets bounded by 38th Street on the south, 59th Street on the north, Third Avenue on the east and Eighth Avenue on the west

Bowery - from East Broadway to Canal Street

Elizabeth Street - from Bayard Street to Canal Street

Pell Street - the entire length

Mott Street - from Park Row to Canal Street

Mulberry Street - from Worth Street to Canal Street

Bayard Street - the entire length

Doyers Street - the entire length

All streets facing Chatham Square

Canal Street - the entire length

Orchard Street - from Canal Street to Houston Street

Delancey Street - from Norfolk Street to Bowery

Eighth Street - from Avenue A to Sixth Avenue

14th Street - from Second Avenue to Eighth Avenue

23rd Street - from the East River to Eighth Avenue

31st Street - from Fifth Avenue to Eighth Avenue

32nd Street - from Fifth Avenue to Eighth Avenue

33rd Street - from Fifth Avenue to Eighth Avenue

34th Street - from the East River to Eighth Avenue

42nd Street - from the East River to Eighth Avenue

All streets or portions of streets bounded by 43rd Street on the south, 45th Street on the north, Eighth Avenue on the east and, on the west, a line 150 feet west of Eighth Avenue

57th Street - from the East River to Eighth Avenue

58th Street - from the East River to Eighth Avenue

59th Street - from the East River to Fifth Avenue

59th Street - from Sixth Avenue to Columbus Circle

All streets bounded by 59th Street on the south, 61st Street on the north, Fifth Avenue on the west and a line 125 feet east of Fifth Avenue on the east

60th Street - from Third Avenue to Fifth Avenue



Manhattan (continued)

61st Street - from Third Avenue to Fifth Avenue
 62nd Street - from Second Avenue to Fifth Avenue
 63rd Street - from Second Avenue to Fifth Avenue
 68th Street - from First Avenue to Fifth Avenue
 72nd Street - from the East River to Fifth Avenue
 77th Street - from First Avenue to Fifth Avenue
 79th Street - from the East River to Fifth Avenue
 86th Street - from the East River to Fifth Avenue
 116th Street - from Malcolm X Boulevard to Frederick Douglass Boulevard
 First Avenue - from 48th Street to 59th Street
 Third Avenue - from 59th Street to 62nd Street
 Lexington Avenue - the entire length
 Park Avenue - the entire length from 38th Street, northward
 Madison Avenue - the entire length
 Fifth Avenue - from Washington Square North to 61st Street
 Sixth Avenue - from 31st Street to 38th Street
 Broadway - from 31st Street to 38th Street
 Seventh Avenue - from 31st Street to 38th Street
 Eighth Avenue - from 31st Street to 38th Street
 Herald Square

Brooklyn

13th Avenue - from 39th Street to New Utrecht Avenue
 86th Street - from 3rd Avenue to Gowanus Expressway
 Court Street - from Schermerhorn Street to Montague Street

Queens

82nd Street - from 34th Avenue to 41st Avenue
 Austin Street - from Yellowstone Boulevard to Ascan Avenue
 Junction Boulevard - from Northern Boulevard to 41st Avenue
 Roosevelt Avenue - from Union Street to Prince Street
 Skillman Avenue - from 43rd Street to 56th Street

SPECIAL ZONING DISTRICTS WHERE SIDEWALK CAFÉS ARE PERMITTED

Unless one of the lists in this guide indicates that a sidewalk café is permitted, sidewalk cafés are not permitted in special zoning districts.

Manhattan

125th Street District - unenclosed only on east side of Malcolm X Boulevard between West 125th and West 126th Streets, on the west side of Malcolm X Boulevard between West 124th and West 125th Streets and on the east side of Fifth Avenue between East 125th and East 126th Streets



Manhattan (continued)

Battery Park City District - all types

Clinton District - unenclosed only

Enhanced Commercial District 2 (Columbus and Amsterdam Avenues) - all types

Enhanced Commercial District 3 (Broadway / Upper West Side) - all types

Hudson Square District - all types

Limited Commercial District - unenclosed only on Greenwich Avenue

Lincoln Square District - unenclosed only

Little Italy District - unenclosed only

Lower Manhattan District - unenclosed only except on State, Whitehall, or Chambers Streets or Broadway

Manhattanville Mixed Use District - unenclosed only except that enclosed are permitted in Subdistrict B

Transit Land Use District - all types

Tribeca Mixed Use District - all types

United Nations Development District - unenclosed only

Brooklyn

Bay Ridge District - all types

Coney Island District - unenclosed only

Coney Island Mixed Use District - all types

Downtown Brooklyn District - all types

Enhanced Commercial District 1 (Fourth Avenue) - unenclosed only

Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant) - unenclosed only

Mixed Use District 8 (Greenpoint-Williamsburg) - all types

Ocean Parkway District - all types except on Ocean Parkway

Sheepshead Bay District - unenclosed only

Bronx

City Island District - unenclosed only

Queens

Forest Hills District - unenclosed only, except Austin Street

Downtown Jamaica District - unenclosed only

Southern Hunters Point District - unenclosed only

Willets Point District - unenclosed only

Staten Island

South Richmond Development District - all types

St. George District - all types

Stapleton Waterfront District - all types