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

Information as of 5/3/2013
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

Information as of 5/3/2013
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

Information as of 5/3/2013
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

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