

# ZONING RESOLUTION Web Version

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## THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION  
Marisa Lago, Chair

### Article XIII: Special Purpose Districts Chapter 4: Special Governors Island District

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CITY PLANNING COMMISSION  
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(7/24/13)

## **Article XIII - Special Purpose Districts**

### **Chapter 4**

#### **Special Governors Island District**

(7/24/13)

#### **134-00**

##### **GENERAL PURPOSES**

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

- (a) to promote public use and enjoyment of the Island as a recreational destination that draws upon its location in New York Harbor with singular views and natural beauty;
- (b) to encourage educational and cultural uses such as the arts, music and dance which bring the public to the Island to enjoy cultural events in a unique setting of historic buildings and green spaces;
- (c) to promote public use of the Island for water-related recreational and educational activities that benefit from the unique Island setting;
- (d) to preserve historic buildings in the historic district and encourage their renovation and redevelopment for appropriate educational, cultural and commercial uses;
- (e) to facilitate commercial uses including, but not limited to, hotels, restaurants, retail, arts and crafts galleries and related uses that are compatible with the educational, cultural and recreational uses of the Island and with the primary use of the Island by the public as a recreational resource; and
- (f) to promote the most desirable use of land and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

(7/24/13)

### **134-01**

#### **General Provisions**

For the purposes of this Chapter, the area within the boundaries of the #Special Governors Island District# shall be considered a single #zoning lot#.

Development rights may not be transferred across the boundary of the #Special Governors Island District#.

Except as modified by the express provisions of the #Special Governors Island District#, the regulations of the underlying zoning district shall remain in effect.

(7/24/13)

### **134-02**

#### **Applicability of Parking and Loading Regulations**

The off-street parking and loading regulations of the underlying zoning district and Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), shall not apply. In lieu thereof, off-street parking and loading berths #accessory# to any #use# permitted within the #Special Governors Island District# shall be allowed.

(7/24/13)

### **134-03**

#### **Applicability of Special Regulations Applying in the Waterfront Area**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall not apply, except as set forth in Section 134-22 (Special Height and Setback Regulations).

(7/24/13)

**134-10**  
**SPECIAL USE REGULATIONS**

(7/24/13)

**134-11**  
**Commercial Uses**

The following #commercial uses# shall be allowed:

From Use Group 5:

All #uses#.

From Use Groups 6A, 6B, 6D, 6E and 6F:

All #uses#.

From Use Group 6C:

All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.

From Use Groups 7A and 7E:

All #uses#.

From Use Group 7B:

Bicycle rental or repair shops

Sailmaking establishments

Sign painting shops, limited to 2,500 square feet of #floor area# per establishment.

From Use Groups 8A and 8E:

All #uses#.

From Use Group 9A:

All #uses#, except for automobile, motorcycle, #trailer# or boat showrooms or sales, with no repair services and with no preparation of vehicles or boats for delivery, blueprinting or photostatting establishments, musical instrument repair shops, plumbing, heating or ventilating equipment showrooms, without repair facilities, typewriter or other small business machine sales, rental or repairs, or umbrella repair shops.

From Use Group 9C:

All #uses#.

From Use Group 10A:

Docks for ferries, other than #gambling vessels#, with no restriction on passenger load

Eating or drinking places, without restrictions on entertainment or dancing, but limited to location in hotels

Photographic or motion picture production studios

Radio or television studios.

From Use Group 10C:

All #uses#.

From Use Group 11A and 11C:

All #uses#, except for medical, dental, drafting instruments, optical goods, or similar precision instruments, or orthopedic or medical appliances, or custom manufacturing.

From Use Group 12A:

All #uses#, except for eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, stadiums or trade expositions.

From Use Groups 12B, 12C and 12E:

All #uses#.

From Use Group 13:

All #uses#.

From Use Group 14:

All #uses#.

From Use Group 15:

Merry-go-rounds.

Any #commercial use# or #physical culture or health establishment# larger than 7,500 square feet in #floor area# shall be permitted provided that, prior to the establishment of such #use#, the applicant shall submit a written description of such #use# to the local community board, together with information to demonstrate that such #use# will promote the goals of the #Special Governors Island District#, complement existing #uses# within the special district, and be compatible with the nature, scale and character of other #uses# within the special district.

The local community board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt and the applicant shall thereafter provide the local community board with a written response to such comments, including a description of any modifications to the proposal or, if a recommendation of the local community board has not been adopted, the reasons such modification has not been made.

No building permit shall be issued with respect to a #commercial use# or #physical culture or health establishment# larger than 7,500 square feet unless the Chairperson of the City Planning Commission shall have certified to the Department of Buildings that the applicant has complied with the provisions of this Section.

The provisions of this Section shall not apply to #commercial uses# permitted pursuant to Section 134-12 (Authorization for Certain Commercial Uses).

(7/24/13)

### **134-12**

#### **Authorization for Certain Commercial Uses**

The City Planning Commission may authorize any #commercial use# not allowed pursuant to Section 134-11 to locate within the #Special Governors Island District#, provided that such #commercial use#:

- (a) will promote the goals of the #Special Governors Island District#;
- (b) will complement existing #uses# within the special district; and
- (c) is compatible with the nature, scale and character of other #uses# within the special district.

(7/24/13)

### **134-13**

#### **Physical Culture or Health Establishments**

#Physical culture or health establishments# shall be permitted in the #Special Governors Island District#, subject to the requirements of Section 134-11. The special permit provisions of Section 73-36 shall not apply.

(7/24/13)

### **134-14**

#### **Signs**

For #commercial uses# and #physical culture or health establishments#, the #sign# regulations of a C1 District mapped within an R3-2 District shall apply.

(7/24/13)

### **134-20**

#### **SPECIAL BULK REGULATIONS**

(7/24/13)

**134-21**

**Special Regulations for Commercial Uses**

For #commercial uses# and #physical culture or health establishments#, the #floor area# regulations of a C1 District mapped within an R3-2 District shall apply.

(7/24/13)

**134-22**

**Special Height and Setback Regulations**

The provisions of Section 62-341 (Developments on land and platforms) shall apply to all #buildings# in the #Special Governors Island District#.