

SOUTH VEREGA AVENUE
URBAN RENEWAL PROJECT
CITY OF NEW YORK, N.Y.

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DEPT. OF CITY PLANNING
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THE CITY OF NEW YORK
HOUSING AND DEVELOPMENT ADMINISTRATION
SEPTEMBER 15, 1969

B. Description of Project

1. Boundary of the Urban Renewal Area

The boundary of the Urban Renewal Area is shown on Map 1 Project Boundary, dated September 15, 1969 and is described in the attached Exhibit A "Boundary Description."

2. Urban Renewal Plan Objectives

The Urban Renewal Plan seeks to promote the sound growth and development of the city by accomplishing two major objectives:

- a. Development of vacant land and land used mainly for open storage for high-performance manufacturing use.
- b. Assurance of long-term compatibility of industry with housing located within and adjoining the area.

The area is eligible under state and local law for the actions proposed and has been delineated so as to promote reasonable protection of the area after renewal by constituting a stable area in itself and by reflecting a beneficial influence on abutting private development.

The following types of deficiencies are present and adversely affect living and economic conditions within the project area:

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- a. Uncontrolled development in industrial district poses a negative influence on adjacent residential properties impairing their economic soundness and stability.
- b. Industrial uses in residentially developed portion of the area are sources of blight.
- c. Vacant parcels and unopened streets in area are rubbish strewn.
- d. Present street pattern of mapped but unopened streets poses a potential threat of commercial traffic on streets adjoining residential district.
- e. Extensive acreage is uneconomically used for open storage with little employment or tax return to the City.
- f. Sewers in area are inadequate and many streets are unpaved.

It should be emphasized that inclusion of the R3-2 district in the project area is for the purpose of retaining standard housing while removing blighting industries and transferring them to the industrially-zoned sector of the area if they otherwise meet objectives of the Plan.

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3. Types of Proposed Renewal Action

a. Acquisition

Parcels to be acquired are shown in "Exhibit "B". Structures on acquired parcels in manufacturing districts will either be renovated for industrial use or replaced by new construction for manufacturing and related office use. Vacant parcels or those used for open storage in manufacturing districts will be improved for industrial use. Parcels acquired in residential district will be developed for residential use permitted under R3-2 zoning.

The development of privately owned parcels by owners is encouraged where deemed feasible and in accordance with the plan.

b. Other

Sewers, water lines, street lighting will be installed as required. All utilities will be underground. Street will be demapped as required for carrying out the plan subject to approval of appropriate city agencies.

C. Land Use Plan

1. Land Use Map

Map 11, Land Use Plan, dated September 15, 1969 shows land uses to be established within the urban renewal area.

2. Land Use Provisions and Building Requirements

Reference in this Urban Renewal Plan to the provisions of the Zoning Resolution covering land use and building requirements

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shall be as defined in the comprehensive Amendment to the Zoning Resolution of the City of New York, published in the City Record on November 10, 1960 and approved by resolution of the Board of Estimate on December 15, 1960, as amended.

Whenever both specific controls in the Urban Renewal Plan and reference to the Zoning Resolution are used, in cases of conflict, the more restrictive control shall govern.

a. Permitted Uses

As shown on Map 11, Land Use Plan, dated September 15, 1969, the following uses shall be permitted and all others excluded.

(1) Industrial

Industrial uses will include those now permitted under current zoning except that no new uses classed under Use Group 18 in Zoning Resolution of City of New York, will be permitted. In those areas rezoned from residential to industrial use, such uses will be those permitted within a M-1 district.

(2) Residential Uses

Residential uses will be those permitted under R3-2 zoning designation. No future ^{variances} ~~variances~~ from this use will be permitted except those commercial uses identified as C-1 in Zoning Resolution of the City of New York

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(3) Public Uses

Block 3706 will continue in use by the Department of Water Resources.

Lots 1 and 49 of Block 3702 will continue in use by the Department of Sanitation.

b. Additional Regulations, Controls, and Restrictions to be Imposed by the Plan on the Sale, Lease or Retention of all Real Property to be Acquired.

See Exhibit "C" of this plan.

c. Duration of Land Use Provisions and Building Requirements

The land use provision and building requirements shall remain in effect for a period of forty (40) years from the date of approval of this Urban Renewal Plan by the Board of Estimate of the City of New York, except as provided in Section F, hereunder.

d. Applicability of Land Use Provisions and Building Requirements to Properties Which Are Not To Be Acquired

It is not the intent of this plan to acquire any property in residential use area now zoned R3-2 and now identified as "Q" (not to be acquired) on Map 1. Acquisition will be effected only if present use is changed or existing building is replaced, converted, altered, reconstructed, or constructed not in accordance with applicable resolutions of the aforementioned Zoning Resolution.

All properties not to be acquired but subject to the controls of this plan are designated "Q" on Map 1.

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B. Project Proposals

1. Land Acquisition

All properties within the project area, except those designated "Q" (not to be acquired), may be acquired for development, clearance and redevelopment, or for rehabilitation to meet at least minimum standards contained in applicable existing laws, codes, ordinances and regulations of the City of New York. Such properties are shown on the Project Boundary Map 1, dated September 15, 1969.

2. Owner's Development

It is the intent of the City of New York to achieve maximum feasible private development and redevelopment.

The owner of property, subject to acquisition, within the designated area, who desires to develop or redevelop his property may, therefore, secure exclusion of said property from acquisition by the City of New York pursuant to this Urban Renewal Plan upon submission to the Economic Development Administration by him of a proposal acceptable to the Economic Development Administration for said development and improvement of his property for a use or uses meeting the requirements of this Urban Renewal Plan.

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3. Redevelopers' Obligation

a. The regulations and controls set forth in Section C hereof, Land Use Plan, will be implemented wherever applicable by appropriate covenants or other provisions in agreements for land disposition, conveyance or leasing executed pursuant thereto.

b. The redeveloper shall devote the land solely to the use specified in this Urban Renewal Plan.

c. The redeveloper shall begin and complete the development of the land for the use required by this Urban Renewal Plan, and the construction of the improvements agreed upon in the land disposition contract or lease within a reasonable time, as determined and set forth in the contract between the City of New York and the redeveloper.

d. The redeveloper or developers of project land shall not sell, lease, or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without the proper prior written consent of the City of New York except as set forth in the contract or lease between the City of New York and the redeveloper.

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e. No covenant, lease, agreement, contract or other instrument shall be effected or executed by the City of New York, or by a redeveloper, or any of his successors or assigns, whereby land in the project area is restricted upon the basis of race, creed, color or national origin. Appropriate covenants running with the land, which will prohibit any such restrictions, shall be included in the disposition instruments.

f. Site plans, architectural drawings, outline specifications and schedules of materials, and finishes for the construction of improvements of the land, all in sufficient detail to permit determination of compliance with the Urban Renewal Plan, the quality of design and the character of proposed construction shall be submitted for review and approval to the Economic Development Administration by each developer prior to commencement of construction. Any material changes proposed after receipt of such approval by the Economic Development Administration or its designee shall be similarly submitted for review and approval. Samples of materials in sufficient quantity to establish color, texture, and combinations of materials shall also be submitted to the Economic Development Administration, after construction, for final determination of compliance.

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g. The redeveloper will be required to cooperate with appropriate City agencies in realizing objectives of this Plan.

E. Other Provisions Necessary to Meet State and Local Requirements

The following statement is set forth to indicate compliance with Article XV of the General Municipal Law of the State of New York and more particularly, Section 502, sub-division 7 thereof.

1. Statement of Proposed Land Uses -- See Section C of this Urban Renewal Plan.

2. Proposed Land Acquisition, Demolition, and Removal of Structures -- See Section D of this Urban Renewal Plan.

3. Proposed Public, Semi-Public, Private or Community Facilities or Utilities -- See Section C of this Urban Renewal Plan.

4. Proposed New Codes and Ordinances and Amendments to existing Codes and Ordinances -- No new codes or ordinances are required to effectuate this Urban Renewal Plan; however, amendments to the existing zoning resolution will be required to effectuate this Plan. Blocks 3540, 3541 and 3576 will be rezoned from R5 to M1-1. In recognition of existing land use, small portions of Block 3698 and 3700 will be zoned to M1-1 from R3-2.

5. Proposed Program of Code Enforcement -- not applicable.

6. Proposed Acquisition of Air Rights and Concomitant Easements or other Rights or User Necessary for the Use and Development of Such Air Rights -- not applicable.

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7. Proposed Methods or Techniques of Urban Renewal -- See Section D.

8. Proposed Time Schedule for the Effectuation of the Urban Renewal Plan.

ESTIMATED COMPLETION DATE OF PROJECT: SPRING 1973

<u>Project Activity</u>	<u>Starting Date</u>	<u>Completion Date</u>
a. Land Acquisition	Fall 1969	Spring 1971
b. Relocation of Site Occupants	Fall 1969	Summer 1971
c. Demolition and Site Clearance	Winter 1969	Fall 1971
d. Disposition of Land in the Project Area	Spring 1970	Winter 1971
e. Site Preparation Including Installation of Project Improvements	Summer 1970	Spring 1973

F. Changes in Approved Plan

This Urban Renewal Plan may be modified at any time by the City of New York, provided that if modified after the disposition of any land in the project area, such modification must be consented to, in writing, by the purchaser or lessee of the specific property covered by the modification.

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G. Minor Changes

Where, owing to special conditions, a literal enforcement of these restrictions, in regard to the physical standards of requirements as referred to in Sections B, C and D of this Urban Renewal Plan, would result in unnecessary hardship, involve practical difficulties, or would constitute unreasonable limitation beyond the intent and purposes of these restrictions, the Economic Development Administration shall have the power, upon appeal in specific cases, to authorize such variation or modification of the terms of the restrictions to conform with the intent and purpose of this Urban Renewal Plan provided that no change or modification shall be permitted by the Economic Development Administration, which is less restrictive than or contrary to applicable state or local codes and ordinances.

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EXHIBIT A
BOUNDARY DESCRIPTION

Beginning at the intersection of the southerly line of north-bound service road of Bruckner Expressway and the westerly line of Havemeyer Avenue.

Thence, easterly along the southerly line of north-bound service road of Bruckner Expressway and its prolongation to its intersection with the bulkhead line of Westchester Creek.

Thence, southerly along the bulkhead line of Westchester Creek to its intersection with the prolongation of the southerly line of Lot 37 of Block 3513.

Thence, westerly along the prolongation of southerly line of Lot 37 of Block 3513 and the southerly line of Lot 37 of Block 3513 to its intersection with the westerly line of Zerega Avenue.

Thence, northerly along the westerly line of Zerega Avenue to its intersection with the southerly line of Lacombe Avenue.

Thence, westerly along the southerly line of Lacombe Avenue to its intersection with the westerly line of Havemeyer Avenue.

Thence, northerly along the westerly line of Havemeyer Avenue to the point or place of BEGINNING.

The area contains approximately 4,160,000 square feet or 96 2/3 acres.

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EXHIBIT B
PROPERTIES TO BE ACQUIRED

<u>Block No.</u>	<u>Lot No.</u>	<u>Block No.</u>	<u>Lot No.</u>
3513	37	3696	32 43
3540	1 9 10 30		44 50 130 142
3541	1	3697	16 74
3542	1 13 30 Old Randall Avenue	3698	1 3 36 40 47
3576	1		
3579	1 42	3699	73 77
3616	1	3700	61 62
3617	1		63 64
3619	1	3702	101 201

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EXHIBIT C

ADDITIONAL REGULATIONS, CONTROLS AND RESTRICTIONS TO BE IMPOSED BY THE PLAN ON THE SALE, LEASE OR RETENTION OF ALL REAL PROPERTY ACQUIRED AND ON ALL PROPERTIES DEVELOPED OR REDEVELOPED BY OWNERS

GENERAL PROVISIONS

Reference in the controls set forth in this Urban Renewal Plan to the provisions of the Zoning Resolution covering the land use and building requirements, controlling the permitted use of redevelopment parcels, performance standards, signs, required setbacks, maximum land coverage, and required off-street parking and loading areas, etc. shall be as defined in the Comprehensive Amendment to the Zoning Resolution of the City of New York, as published in the City Record on November 10, 1960, and approved by resolution of the Board of Estimate on December 15, 1969, as amended. Wherever both specific controls in the Urban Renewal Plan and references to the Zoning Resolution are used, in cases of conflict the more restrictive control shall govern.

1 - INDUSTRIAL DISTRICTS

A. Land Uses

a. Permitted

Any use allowed under zoning regulations may be permitted with exceptions noted below. However, the Economic Development Administration will determine which use best meets the requirements of the Plan in weighing alternative proposals for the same site.

b. Not Permitted

The following are prohibited:

All uses identified under Use Group 18 in Zoning Resolution of the City of New York.

Open storage including but not limited to lumber yards, and contractors yards, dead car storage, building material storage.

Enclosed dead storage unless ancillary to manufacturing firms within the urban renewal area.

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B. Maximum Floor Area and Required Open Space

1. Maximum Floor Area

Construction of buildings shall comply with the Floor Area Regulations applicable to current zoning as set forth in Zoning Resolution of the City of New York.

All land held for future expansion of buildings or other improvements shall be landscaped with lawns or other plant material.

2. Required Open Space

At least 10% of the lot area shall be developed as suitably landscaped open space. The area constituting such landscaped open space may include any space in required yards which is suitably landscaped and complies with all other provisions of this subsection.

Required open space shall be landscaped with lawns, trees, shrubs, or other plant material and shall have a minimum width of 10 feet.

Parking and maneuvering of vehicles, loading berths and aprons, storage of materials, or access driveways will not be permitted on required open spaces, in the meaning of this paragraph. Paved walks and sitting areas located within landscaped courts or yards may be considered landscaped space.

C. Yard Regulations

1. General Provisions

A front yard with an average depth of at least 20 feet, but not less than 15 feet at any point, shall be provided along all streets which do not bound a Residence District. A front yard with a minimum depth of 25 feet at all points shall be provided along Havemeyer Avenue. Required front yards shall be landscaped with lawns, trees, shrubs, or other plant material, and where provided, except along Havemeyer Avenue, may be crossed by access driveways.

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2. Provisions Applying Along Residence District Boundaries

For any industrial parcel abutting a Residence District or a street which bounds a Residence District, a yard shall be provided, at least 25 feet in depth or width at all points, along the abutting frontage or abutting lot line. Such yard shall be designed so as to provide a buffer and screen the form and landscape treatment of which shall be reviewed and approved by the Economic Development Administration as appropriate for the particular characteristics of the individual site. Such yard may not be crossed by any access driveway except where determined to be absolutely necessary by the Economic Development Administration.

D. Off-Street Parking and Loading Regulations

1. Required Accessory Off-Street Parking Spaces

Passenger vehicle and truck parking will not be permitted on any street. Sufficient off-street space shall be provided for the parking of all vehicles, in accordance with the minimum requirements for parking facilities established under the off-street parking regulations as set forth in the Zoning Resolution of the City of New York for manufacturing uses. In addition, an adequate number of spaces shall be provided for the parking of visitor's cars in accordance with needs as determined upon review by the Economic Development Administration. Where natural grade of areas assigned to open parking is below the elevation of adjoining streets, such grade shall be maintained as nearly as possible in order to provide depressed open parking.

2. Additional Regulations for Off-Street Parking Spaces

a. Screening - All open off-street parking areas with 10 spaces or more shall be screened from public streets. Screening shall consist of a five foot strip of property substantially planted with shrubs or hedges, or wall or barrier with a height of four feet above parking area grade but in no event less than three feet above grade. Such wall shall be architecturally compatible with and preferably of the same material and color as the exterior of the plant or building to which the parking area is accessory. Screens shall be maintained in good condition.

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b. Restrictions on Location of Parking Areas - Except for visitor parking, no portion of any off-street parking area shall be located closer to the street than the front wall building. Where a parcel fronts on two or more streets, the Economic Development Administration may permit one of the building walls to be designated as the front wall for the purpose of achieving the intent of this regulation.

c. Other - All parking areas shall be striped to indicate individual parking stalls and all parking areas with 10 spaces or more shall be provided with adequate lighting.

3. Required Accessory Off-Street Loading Spaces

a. Sufficient space shall be provided, off-street, for loading and unloading of freight and delivery trucks, and for storing trucks waiting to use loading platforms during periods of peak truck arrivals. Minimum requirements for truck loading facilities will be those established under the Off-Street Loading Regulations applicable to a Manufacturing District as set forth in the New York Zoning Resolution.

b. For all plants having a total of more than four truck loading bays, apron space shall be provided, in addition to the depth of loading or unloading berths for truck turning or maneuvering. The depth of the apron space and curb radius at the entrance shall be adequate so that trucks of a size normally serving the plant and traveling in the street lane nearest the adjoining curb gain access to the loading or unloading space without encroaching on any other street lane.

4. Additional Regulations for Off-Street Loading

a. Screening - All off-street truck loading berths or facilities shall be located or screened so as not to be visible from any street. If loading facilities are to be screened, this shall be accomplished by providing a strip of property substantially planted with five foot shrubs or hedges or by erecting a solid wall with a height of at least six feet, but no more than ten feet, above street grade. Such wall shall be architecturally compatible with, and preferably shall be of the same material and color as the exterior of the plant or building itself. Screens shall be maintained in good condition.

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D. OFF-STREET PARKING AND LOADING REGULATIONS- (cont'd) (4)

b. Restrictions of Location of Loading Facilities -

No off-street loading berths shall be located on the front of the building and no loading facilities or apron space shall be located closer to the street than the front wall of the building. Where a parcel fronts on two or more streets, the Economic Development Administration or its designee may permit one of the building walls to be designated as the front wall for the purpose of achieving the intent of this regulation.

c. Restrictions on Location Near Residence Districts -

No off-street loading berth or apron space shall be less than 100 feet from the property line closest to the Residence District boundary.

d. Other - All truck loading areas shall be striped to indicate individual truck loading berths and shall be provided with adequate lighting.

5. Additional Regulations

A minimum of curb cuts shall be provided at each plant consistent with the other provisions of this section.

E. TRAFFIC CONTROL

Preliminary review by the Department of Traffic has indicated feasibility of making Zerega Avenue a truck route and minimizing intrusion of commercial traffic on adjoining residential area. Upon passage of Plan, detailed set of controls will be drawn up by Department of Traffic. These controls are subject to approval by Department of City Planning prior to implementation of the Plan.

F. PERFORMANCE STANDARDS

All uses within the industrial park shall comply with the performance standards governing noise, vibration, smoke, dust or other particular matter, odorous matter, toxic or noxious matter, radiation hazards, humidity, heat, or glare applicable to Manufacturing Districts as set forth in the Zoning Resolution of the City of New York.

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G. ENCLOSURE AND SCREENING REQUIREMENTS

1. The enclosure of activities shall be in accordance with Supplementary Use Regulations applicable to Manufacturing District as set forth in the Zoning Resolution of the City of New York. In addition, the following minimum controls shall apply:

- a. Storage of materials or products shall be either enclosed within a building or contained in an open shed screened so as not to be visible from any street or other area accessible to the general public. The roof of a shed shall not be more than 15 feet above curb level. Screening shall be at least as high as the roof of the shed. It may consist of densely planted shrubs or hedges supplemented by a chain-link fence. If a wall is used for such screening purposes, such wall shall be architecturally compatible with and preferably shall be of the same material and color as the exterior of the plant or building to which the storage is accessible.
- b. Storage of materials or products within 200 feet of a Residence District boundary shall be enclosed within a building.

H. SIGN REGULATIONS

The erection of signs shall be in accordance with the Sign Regulations applicable to an M1-1 District as set forth in the Zoning Resolution of the City of New York. In addition, the following minimum controls shall apply:

1. Advertising Signs - Advertising signs are prohibited.
2. Accessory Business Signs
 - a. One flat wall sign is permitted for identification of each individual industrial or business establishment. Alternatively, such a sign may take the form of architectural lettering on the face of the building.
 - b. The surface area of such sign shall not exceed one and a half square feet per linear foot of the building wall on which it is displayed or 150 square feet, whichever is less.
 - c. Signs may be illuminated but not flashing. The illumination shall be indirect, being derived entirely from an external source and so arranged that no direct rays of light are projected from such source into any streets or into residential buildings outside the industrial district.
 - d. Signs shall not be located on or projected above the roofs of buildings and shall not exceed a height of 24 feet above curb level.

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H. SIGN REGULATIONS (cont'd)(2e)

establishment may have one free-standing sign either non-illuminated or with indirect illumination, with open or solid surface, identifying the name of the firm. The surface area of such a sign shall not exceed 12 square feet and its height above ground shall not exceed 4 feet. It may be located in a front yard.

f. Accessory business signs are for purposes of identification. They should be in good taste and enhance the appearance of the premises. Designs for signs must be reviewed and approved by the Economic Development Administration or its designee, which may modify the restrictions of the preceding paragraphs as necessary to achieve a better overall appearance within the spirit and intent of the restrictions.

3. Additional Signs

One sign with an area not exceeding two square feet shall designate each entrance to or exit from an off-street parking or loading area, open or enclosed. No such sign shall extend more than three feet above ground. These signs shall be affixed to, or made a part of, a screen wall where possible.

I. DISCHARGE OF INDUSTRIAL WASTES

Sewage and industrial wastes shall be discharged into the public sewers of the City of New York or into private sewers or drains emptying into the City sewer system in accordance with the provisions of "Regulations Covering the Discharge of Sewage, Refuse, Factory Waste, or Trade Waste, into the Public Sewers of the City" issued by the Department of Public Works, City of New York, and in accordance with the rules and regulations of the Administrative Code of the City of New York.

J. ARCHITECTURAL CONTROLS

In order to assure an environment of harmonious and pleasing appearance throughout the proposed development, architectural controls and review of plans are required as follows:

1. Acceptable materials for the exterior faces of buildings shall be:

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J. ARCHITECTURAL CONTR((cont'd) (1.)

Common or face brick, exterior tile or facing block, cement block with special surfaces, cast stone, precast panels and metal curtain wall panels. Other materials may be used only as approved by the Economic Development Administration or its designee. Colors of all materials shall be subject to approval by the Economic Development Administration.

2. Construction of buildings shall be in accordance with highest standards of workmanship.
3. All exteriors of any individual structure shall be treated architecturally as a unit and designed with equal care. Generally, all exposed walls of such structure shall be constructed of, or faced by the same material or combination of materials. An individual structure, within the meaning of this paragraph, is a complete plant or any free-standing or partly free-standing portion of a plant.
4. Buildings shall be neatly maintained and kept in a good state of repair. Open landscaped space and areas devoted to parking and freight loading and unloading shall be kept in a visually attractive and functionally adequate condition. All planting materials must be replaced if they do not survive.
5. Roof top equipment utilities and accessories shall be screened from view by a permanent enclosure. No projection above roof shall exceed 15'-0" in height.
6. Prior to proceeding with working drawings the developer shall submit to the Economic Development Administration preliminary development plans for design review and approval.

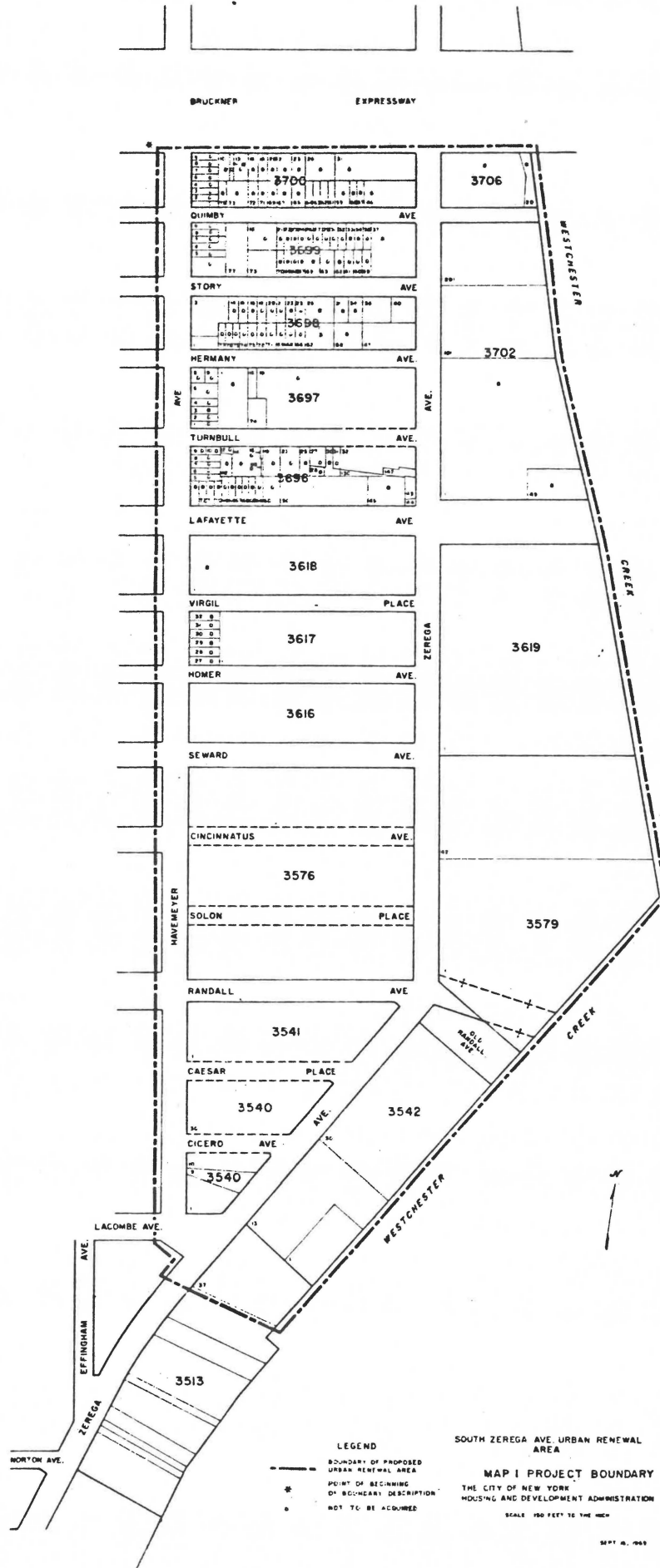
II - RESIDENTIAL DISTRICTS

General Provisions

All new residential construction, conversion, alteration or reconstruction shall be in conformance with applicable existing laws, codes, ordinances and regulations of the City of New York and the State of New York.

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SOUTH ZEREGA INDUSTRIAL DEVELOPMENT DISTRICT



SOUTH ZEREGA INDUSTRIAL DEVELOPMENT DISTRICT

