Zoning Map
Site Name: 550 Tenth Avenue
Filling Station Site
Address: 550 10th Avenue
a/k/a 554 10th Avenue
Manhattan, New York 10018
Block: 1050 Lot: 61

Legend:
- BCP Site
- Zoning District: C2-8 and HY

May 2021
Source: NYC ZoLa
Scale: 1" = 100’ approximately
Zoning District: C2-8 (Commercial District)

C1-6 through C1-9 and C2-6 through C2-8 districts are commercial districts that are predominantly residential in character. They are mapped along major thoroughfares in medium- and higher-density areas of the city, such as Second and Lexington Avenues on the Upper East Side or Columbus and Amsterdam Avenues on the Upper West Side. As in commercial overlays districts, typical retail uses include grocery stores, dry cleaners, drug stores, restaurants and local clothing stores that cater to the daily needs of the immediate neighborhood. There are only minor differences between C1 and C2 districts, with a slightly wider range of uses permitted in C2 districts, such as funeral homes and local repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

The maximum commercial floor area ratio (FAR) is 2.0. Residential uses are governed by a specific residential district equivalent. For example, in C1-6 districts, the bulk regulations of R7 districts apply for residential uses, and in C2-8A districts, the bulk regulations of R10A districts apply.

Since these districts are usually mapped in areas well served by mass transit, off-street parking is generally not required

Zoning District: HY (Special Hudson Yard District)

The Special Hudson Yards District (HY) was established to foster a mix of uses and densities, provide new publicly accessible open space, extend the Midtown central business district by providing opportunities for substantial new office and hotel development, reinforce existing residential neighborhoods and encourage new housing on Manhattan’s Far West Side. The special district includes two new corridors for high-density commercial and residential development supported by a subway line extension, new parks and an urban boulevard. New mid-density residential development will form a transition to existing residential neighborhoods and the Special Garment Center District to the east.

The district mandates a variety of use, bulk and urban design controls applicable to six subdistricts. In certain zoning districts, the maximum floor area ratios of the underlying districts may be increased through a District Improvement Bonus mechanism (alone or in tandem with the Inclusionary Housing designated areas Program that would support financing of specific capital improvements in the area. Transfers of floor area are also permitted under certain conditions.

Flexible as-of-right height and setback controls accommodate large floorplate office buildings and allow for creative design within the predominantly commercial areas. Mandated improvements include retail use on major corridors, street wall continuity, pedestrian circulation space, plantings, subway entrance easements, and screened or below-grade parking. The district has unique off-street parking regulations that manage the total amount of parking that can be constructed in the district as it is developed.