



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

52-35 - Manufacturing or Related Uses in Commercial Districts

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52-35 - Manufacturing or Related Uses in Commercial Districts

LAST AMENDED

8/16/1990

In all #Commercial Districts#, a #non-conforming# #use# listed in Use Group 11A, 16, 17 or 18 which is not subject to the provisions of Section [52-32](#) (Land with Minor Improvements), may be changed either to a conforming #use# or:

- (a) to a #use# listed in Use Group 6, 7, 8, 9, 10, 11B or 14, in which case any subsequent change of #use# shall conform to the provisions of Section [52-36](#) (Non-Conforming Commercial Uses in Commercial Districts); or
- (b) in accordance with the provisions of the following table:

From Use Group	To Use Group
11A	11A
16 or 17	11A 16 or 17
18	11A 16 17 or 18

provided that such changed #use# shall conform to all regulations on performance standards applicable in M1 Districts, and that any such changed #use# or any storage of materials or products #accessory# to any changed #use# shall be located within a #completely enclosed building#. Whenever a #use# located within a #completely enclosed building# is changed to another #use#, no activity related to such changed #use#, including the storage of materials or products, shall be located outside of such #building#.

However, in C1, C3, C4 or C5 Districts, a #non-conforming# #use# listed in Use Group 11A, 16, 17 or 18, which is not subject to the provisions of Section [52-32](#), may not be changed to a #motel# or #tourist cabin#.