



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

81-722 - Use Group T

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LAST AMENDED

9/9/2004

The following #uses# are subject to the limitations on location and #floor area# of the underlying zoning district:

#Uses# marked with an asterisk (*) are allowed only on #narrow street# frontages.

#Uses# marked with double asterisks (**) are allowed only on floors other than the ground floor.

#Uses# marked thus (***) qualify as #uses# satisfying the requirements of Section [81-724](#) (Requirements for entertainment-related uses).

#Use#

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Antique stores

#Apartment hotels# - lobby space is limited to 20 percent of total #zoning lot# frontage on #wide streets#

Appliance, repair shops - not permitted in C5 Districts

Appliances, sales

Art galleries, commercial

* Art galleries, non-commercial

Art metalcraft shops

Art needlework

Artists' supply stores

Athletic goods stores

*** Auditoriums

* Automobile rental establishments - not permitted in C5 Districts

Bakeries

Banks - limited to 15 percent of total #zoning lot# frontage on #wide streets#

* Banquet halls

** Barber shops

** Beauty parlors

Bicycle stores, rental or repair - not permitted in C5 Districts

Bicycle stores, sales

- * Blueprinting establishments

- * Boarding houses

Book stores or card stores

- * Bowling alleys - not permitted in C5 Districts

- ** Business machines, small shops, rental, repairs, sales

- ** Business schools or colleges

Candy stores

Carpet, rug, linoleum or other floor covering stores

- * Catering establishments

Cigar stores

Clock or watch stores or repair shops

Clothing rental establishments

Clothing stores

- * Clubs, non-commercial

Coin stores

- * Colleges or universities

- * Community centers

- * Convents

- *** Costume rental establishment

- ** Dance halls, public - not permitted in C5 Districts

Delicatessen stores

Dressmaking shops, custom

Drug stores

- * Dry cleaning establishments

Dry goods or fabric stores

Eating or drinking establishments with entertainment but not dancing, with a capacity of 200 persons or less in C5 Districts, without restrictions in C6 or M1 Districts

- *** Eating or drinking places - where there is entertainment or dancing in C6 Districts.

- * Fire stations

Fishing tackle or equipment, stores or rental establishments

Florist shops

Food stores, including supermarkets, grocery stores, markets or delicatessen stores

Furniture stores

Furrier shops, custom

Gift shops

Hair products for headwear

Hardware stores

#Health and fitness establishments#

Historical exhibits - not permitted in C5 Districts

Hotels, where permitted pursuant to Section [32-02](#) (Special Provisions for Hotels) - lobby space limited to 20 percent of total #zoning lot# frontage on #wide streets#

- * Household appliance repair shops - not permitted in C5 Districts

- * Houses of worship

Ice cream stores

- * Institutions, philanthropic or non-profit

Interior decorating establishments

Jewelry shops

Leather goods or luggage stores

- * Libraries

Locksmith shops

Luggage stores

- * Meeting halls

Millinery shops

- *** Motion picture production studios

- * Museums

- *** Music stores

- *** Musical instruments, repair

Newsstands, enclosed

Office or business machine stores, sales or rental

Offices - only lobby space is permitted at grade on #wide street# frontages; lobby is limited to 20 percent of total #zoning lot# frontage on #wide streets#

Optician or optometrist establishments

Orthopedic stores

Paint stores

- * Parish houses
- * Parks, public or private

#Parking lots, public# and #parking garages, public#, subject to the provisions of Section [81-30](#) (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS)

Pet shops

- * Phonographic repair shops - not permitted in C5 Districts

Photographic developing or printing establishments

Photographic equipment stores

Photographic studios

Photographic supply stores

- * Photostatting establishments

Picture framing stores

- * Police stations
- * Post offices
- * Printing establishments
- * Radio appliance repair - not permitted in C5 Districts
- *** Record stores
- * Recreation centers, non-commercial
- * Rectories

#Residences# - only lobby space is permitted at grade on #wide streets#; lobby space is limited to 20 percent of total #zoning lot# frontage on #wide streets#

- * Rooming houses
- * #Schools#
- * Settlement houses

Sewing machine stores, selling household machines

- * Shoe repair shops

Shoe stores

- * Sign painting shops - not permitted in C5 Districts
- * Skating rinks, indoor - not permitted in C5 Districts
- * Skating rinks, outdoor ice

Sporting goods stores

Stamp stores

Stationery stores

- * ***Studios, music, dancing or theatrical
- * ***Studios, radio or television
- * Table tennis halls - not permitted in C5 Districts

Tailor shops, custom

Telegraph offices

- * Television repair shops - not permitted in C5 Districts

*** Theater - a new motion picture theater in a new or existing #building# shall provide a minimum of four square feet of waiting area within the #zoning lot# for each seat in such theater. The required waiting space shall be either in an enclosed lobby or open area that is covered or protected during inclement weather and shall not include space occupied by stairs or space within 10 feet of a refreshment stand or entrance to a public toilet - not permitted in C5 Districts

*** Ticket sales

Tobacco stores

Tour operators

Toy stores

- * Trade or other schools for adults

Travel expositions - not permitted in C5 Districts

Travel bureau - limited to 15 percent of total #zoning lot# frontage on #wide streets#

Typewriter stores

- * Typewriter or other small business machine

repair stores

Variety stores

Wallpaper stores

- * Wholesale establishments
- * Wholesale offices or showrooms