Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

42-51 - Enclosure of Commercial or Manufacturing Activities

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42-51 - Enclosure of Commercial or Manufacturing Activities

LAST AMENDED
6/6/2024

M1 M2 M3

In all districts, as indicated, all commercial or manufacturing activities established by #development#, #enlargement#, #extension# or change of #use#, except storage of materials or products, shall be subject to the provisions of this Section with respect to enclosure, except as otherwise specifically provided in the Use Groups permitted in the district, and in Sections 44-11 (General Provisions) and 44-51 (Permitted Accessory Off-street Loading Berths). With respect to the #enlargement# or #extension# of an existing #use#, such provisions shall apply to the #enlarged# or #extended# portion of such #use#. The storage of materials or products shall be subject to the provisions of Section 42-52 (Enclosure of Screening or Storage).

#Accessory uses# may be open or enclosed, notwithstanding any limitations on the principal #use#, provided that any open #accessory uses# are customarily found in connection with such principal #use#.

42-511 - In M1 Districts

LAST AMENDED
6/6/2024

M1

In the district indicated, all such activities shall be located within #completely enclosed buildings#, provided, however, that #commercial# #uses# may be located within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#.

42-512 - In M2 or M3 Districts

LAST AMENDED
6/6/2024

M2 M3

In the districts indicated, all such activities within 300 feet of a #Residence District# boundary shall be located within #completely enclosed buildings#, provided, however, that #commercial# #uses# may be located within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#. All such activities beyond 300 feet of a #Residence District# boundary may be conducted outside a #completely enclosed building#, and any enclosure requirements set forth in Sections 42-11 through 42-20 need not apply.

42-513 - Drive-through facilities

LAST AMENDED
6/6/2024

In all districts, as indicated, #accessory# drive-through facilities shall be permitted for any #use# listed in Use Group VI, as set forth in Section 42-16 (Use Group VI – Retail and Services).