Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-19 - Use Group IX – Storage

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32-19 - Use Group IX – Storage

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

Use Group IX consists of #uses# that provide storage for materials, goods, and vehicles. The provisions regulating #uses# classified in this Use Group are set forth as follows:

(a) Section 32-191 (Use Group IX – general use allowances) which includes the compilation of #uses# in the Use Group tables;

(b) Section 32-192 (Use Group IX – uses permitted with limited applicability) for additional limitations on applicability for certain #uses#, as denoted with “ ” in the Use Group tables;

(c) Section 32-193 (Use Group IX – uses subject to size limitations) for size restrictions that apply to certain #uses#, as denoted with an “S” in the Use Group tables;

(d) Section 32-194 (Use Group IX – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a “P” in the Use Group tables;

(e) Section 32-195 (Use Group IX – uses subject to open use allowances) for open #use# allowances that apply to certain #uses#, as denoted with a “U” in the Use Group tables;

(f) Section 32-196 (Use Group IX – uses permitted by special permit) for #uses# permitted by special permit of the City Planning Commission, as denoted with “ ” in the Use Group tables; and

(g) Section 32-197 (Use Group IX – additional provisions for parking requirement category) for #uses# with more than one parking requirement category or other applicable parking

provisions, as denoted with "*" in the Use Group tables.

32-191 - Use Group IX – general use allowances

LAST AMENDED
6/6/2024

The following table includes #uses# classified as Use Group IX and sets forth their allowances by #Commercial District#. Such #uses# are categorized as general storage, specialized storage, or vehicle storage, as provided in paragraphs A, B and C of this Section. Notations found in the table are further described in Section 32-10 (USE ALLOWANCES).

A. General Storage

USE GROUP IX(A) – GENERAL STORAGE									
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances									
Uses	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**C8**	**PR**
General Storage									
Building materials or contractors' yard	–	–	–	–	–	–	–	? S U	D

Depositories for storage of office records, microfilm or computer tapes, or for data processing	–	–	–	? S	? S	? S	? S	?	D
Micro-distribution facility	? S	? S	–	? S	? S	? S	? S	–	D
Moving or storage offices	–	–	–	–	–	–	–	?	D
#Self-service storage facility#	–	–	–	–	–	–	–	?	D
Trucking terminals or motor freight stations	–	–	–	–	–	–	–	? S U	D
Warehouses	–	–	–	–	–	–	–	?	D
Wholesale establishments	? S P	? S P	–	? S P	? S P	? S P	? S P	? P	*

B. Specialized Storage

USE GROUP IX(B) – SPECIALIZED STORAGE

? = Permitted ? = Permitted with limitations ? = Special permit required
– = Not permitted
S = Size restriction P = Additional conditions U = Open use allowances

Uses	C1	C2	C3	C4	C5	C6	C7	C8	PR
Specialized Storage									
Coal or gas storage	–	–	–	–	–	–	–	–	D
Explosives storage, when not prohibited by other ordinances	–	–	–	–	–	–	–	–	D
Grain storage	–	–	–	–	–	–	–	–	D
Junk or salvage yards, including auto wrecking or similar establishments	–	–	–	–	–	–	–	–	D
Lumber yard	–	–	–	–	–	–	–	–	D
Manure, peat or topsoil storage	–	–	–	–	–	–	–	–	D
Petroleum or petroleum products, storage or handling	–	–	–	–	–	–	–	–	D
Refrigerating plants	–	–	–	–	–	–	–	–	D
Scrap metal, junk, paper or rags storage, sorting, or baling	–	–	–	–	–	–	–	–	D

C. Vehicle Storage

USE GROUP IX(C) – VEHICLE STORAGE

? = Permitted ? = Permitted with limitations ? = Special permit required
– = Not permitted
S = Size restriction P = Additional conditions U = Open use allowances

Uses	C1	C2	C3	C4	C5	C6	C7	C8	PR
Vehicle Storage									
Boat storage	? P U	? P U	? P U	? P U	? P U	? P U	? P U	? P U	A
Commercial or public vehicle storage, including #accessory# motor fuel pumps	–	–	–	–	–	–	–	? U	D
Dead storage of motor vehicles	–	–	–	–	–	–	–	? U	N/
#Public parking garages# or #public parking lots#	? P U	? P U	–	? P U	? P U	? P U	? P U	? P U	N/

32-192 - Use Group IX – uses permitted with limited applicability

LAST AMENDED
12/5/2024

For #uses# denoted with “ ” in Section 32-191 (Use Group IX – general use allowances), the provisions of this Section shall apply.

(a) In C1 or C2 Districts located outside of the Borough of Manhattan that are #select commercial overlays#, micro-distribution facilities shall not be permitted as-of-right. The Board of Standards and Appeals may permit micro-distribution facilities with a size limit of 5,000 square

feet of #floor area# per establishment pursuant to Section 73-191 (Micro-distribution facilities).

(b) For #public parking garages# and #public parking lots# the following provisions shall apply:

(1) In the #Manhattan Core#, such #uses are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article I, Chapter 6;

(2) In C1 or C2 Districts that are #select commercial overlays#, C4-1, C4-2, C4-3, C4-4, C4-5D, C7 outside the #Greater Transit Zone#, C8-1, C8-2 or C8-3 Districts, #public parking garages# and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces pursuant to Section 74-194 (Public parking garages or public parking lots outside high density areas); and

(3) In C1 or C2 Districts that are not #select commercial overlays#, C4-5, C4-5A, C4-5X, C4-6, C4-7, C4-8, C4-9, C4-11, C4-12, C5, C6, C7 inside the #Greater Transit Zone# or C8-4 Districts, #public parking garages# are not permitted as-of-right, and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150 spaces pursuant to Section 74-195 (Public parking garages or public parking lots in high density central areas).

32-193 - Use Group IX – uses subject to size limitations

LAST AMENDED
6/6/2024

For #uses# denoted with an "S" in Section 32-191 (Use Group IX – general use allowances), the following provisions shall apply:

(a) Building materials or contractors' yards in C8 Districts shall be limited to 10,000 square feet of #lot area# per establishment.

(b) Depositories for storage of office records, microfilm or computer tapes, or for data processing, in C4 through C7 Districts, shall be limited to 5,000 square feet of #floor area# per establishment on the ground floor, and without limitation above the ground floor.

(c) For micro-distribution facilities, the following size limitations shall apply:

(1) In C1 or C2 Districts, such #use# shall be limited to 2,500 square feet of #floor area# per establishment.

(2) In C4 through C7 Districts, such #use# shall be limited to 5,000 square feet of #floor area# per establishment on the ground floor and 10,000 square feet above the ground floor.

However, such size limit shall not apply to #floor area# allocated to the parking of commercial vehicles associated with such micro-distribution facilities in an #accessory# off-street parking facility or #public parking garage# on the same #zoning lot# utilizing the provisions of Section 36-46 (Restrictions on Use of Accessory Parking Spaces and Spaces in Public Parking Garages), provided that such parking areas are not used for storage.

Such size limit may be modified by special permit of the Board of Standards and Appeals, in accordance with Section 73-191 (Micro-distribution facilities), or by special permit of the City Planning Commission, in accordance with Section 74-191 (Micro-distribution facilities).

(d) Trucking terminals or motor freight stations in C8 Districts are limited to 20,000 square feet of #lot area# per establishment, except that establishments with a #lot area# in excess of 20,000 square feet may be permitted by special permit by the City Planning Commission pursuant to Section 74-193 (Trucking terminals or motor freight stations).

(e) For wholesale establishments, the following size limitations shall apply:

(1) In C1 or C2 Districts, such #use# shall be limited to 2,500 square feet of #floor area# per establishment.

(2) In C4 through C7 Districts, such #use# shall be limited to 5,000 square feet of #floor area# per establishment except that such limitation shall not apply to establishments above the ground floor where storage is restricted to samples.

32-194 - Use Group IX – uses subject to additional conditions

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6/6/2024

For #uses# denoted with a "P" in Section 32-191 (Use Group IX – general use allowances), the following provisions shall apply:

(a) Wholesale establishment in C1 or C2 Districts, or C4 through C8 Districts, shall not include produce or meat markets.

(b) Boat storage in all #Commercial Districts# shall be restricted to boats less than 100 feet in length.

(c) #Public parking garages# and #public parking lots# in all applicable districts, shall be subject to the provisions set forth in Section 36-026 (Applicability of regulations to public parking garages and public parking lots).

32-195 - Use Group IX – uses subject to open use allowances

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6/6/2024

For #uses# denoted with a "U" in Section 32-191 (Use Group IX – general use allowances), a #use# may be open or enclosed without restriction except that:

(a) boat storage in all #Commercial Districts# may be conducted outside a #completely enclosed building# only if located at a distance greater than 100 feet from a #Residence District# boundary;

(b) building materials or contractors' yards in C8 Districts may be open or enclosed provided that not more than 5,000 square feet of such #lot area# is used for open storage; and

(c) #public parking garages#, in all applicable districts, may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#.

32-196 - Use Group IX – uses permitted by special permit

LAST AMENDED
6/6/2024

For #uses# denoted with “ ” in Section 32-191 (Use Group IX – general use allowances), the provisions of this Section shall apply. #Public parking garages# may be permitted in C5 or C6 Districts by special permit by the City Planning Commission in accordance with Section 74-195 (Public parking garages or public parking lots in high density central areas). In the #Manhattan Core#, these #uses# are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article I, Chapter 6.

32-197 - Use Group IX – additional provisions for parking requirement category

LAST AMENDED
6/6/2024

For permitted #uses# denoted with “*” for parking requirement category (PRC) in Section 32-191 (Use Group IX – general use allowances), the provisions of this Section shall apply. Wholesale establishments in C1 or C2 Districts, or C4 through C7 Districts, shall be classified as PRC A3. In C8 Districts, such #use# shall be classified as PRC A4.