



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

52-31 - General Provisions

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LAST AMENDED

12/5/2024

For the purposes of this Chapter, a change of [#use#](#) is a change to another [#use#](#) listed in the same or any other Use Group. However, a change in ownership or occupancy shall not, by itself, constitute a change of [#use#](#).

Except as provided in this Section, a [#non-conforming# #use#](#) may be changed to any conforming [#use#](#), and the applicable district [#bulk#](#) regulations and [#accessory#](#) off-street parking requirements shall not apply to such change of [#use#](#) or to alterations made in order to accommodate such conforming [#use#](#), but shall apply to any [#enlargement#](#).

In [#Mandatory Inclusionary Housing areas#](#) and where made applicable pursuant to the provisions of Section [74-05](#) (General Provisions for Special Permit Uses), the [#affordable housing#](#) requirements of paragraph (a) of Section [27-131](#) (Mandatory Inclusionary Housing), except maximum [#floor area ratio#](#), shall apply to such change of [#use#](#).

The conversion of non-[#residential#](#) [#floor area#](#) to [#residences#](#) shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion Within Existing Buildings), unless such [#conversions#](#) meet the requirements for [#residential#](#) [#developments#](#) of Article II (Residence District Regulations).

A [#non-conforming# #use#](#) may be changed to another [#non-conforming# #use#](#) only in accordance with the provisions of this Chapter.

Any such change of [#use#](#) permitted by this Chapter shall conform to the applicable district regulations on [#accessory#](#) off-street loading berths as set forth in Section [52-41](#) (General Provisions) and on [#accessory# #signs#](#), except that in [#Residence Districts#](#) such change shall conform to the regulations on [#accessory# #signs#](#) applicable in a C1 District.

In the [#Manhattan Core#](#), a [#non-conforming# #use#](#) may be changed to an automobile rental establishment as listed in Use Group VI, or to a [#public parking garage#](#) or [#public parking lot#](#) as listed in Use Group IX, only pursuant to the provisions of Article I, Chapter 3, and in the [#Long Island City area#](#), as defined in Section [16-02](#) (Definitions), a [#non-conforming# #use#](#) may be changed to a [#public parking garage#](#) or [#public parking lot#](#) in Use Group IX only pursuant to the provisions of Article I, Chapter 6.

In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of [#buildings#](#), a [#non-conforming# #use#](#) on the ground floor in such [#building#](#) may be changed only to a conforming [#use#](#).