



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

52-31 - General Provisions

File generated by <https://zr.planning.nyc.gov> on 8/1/2025

52-31 - General Provisions

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](#).