Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

52-33 - Certain Uses in Residence Districts

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52-33 - Certain Uses in Residence Districts

LAST AMENDED
6/6/2024

52-331 - Buildings designed for residential use

LAST AMENDED
6/6/2024

In all #Residence Districts#, a #non-conforming# #use# that is:

(a) listed in Use Groups IV, VI, VII, VIII, IX or X and not permitted as-of-right within C7 Districts; and

(b) which is located in a #building designed for residential use#,

may be changed only to a #use# permitted in #Residence Districts#.

52-332 - Other buildings or structures in Residence Districts

LAST AMENDED
6/6/2024

In all #Residence Districts#, a #non-conforming# #use# that is listed in Use Groups IV, VI, VII, VIII, IX or X and not permitted as-of-right within C7 Districts, and which is not subject to the provisions

of Sections 52-32 (Land with Minor Improvements) or 52-331 (Buildings designed for residential use), may be changed either to a conforming #use# or:

(a) to any #commercial# #use# permitted as-of-right within C7 Districts, other than those listed in Use Group V, in which case any subsequent change of #use# shall conform to the provisions of Section 52-34 (Commercial Uses in Residence Districts); or

(b) in accordance with the provisions of the following table:

From Use Group	To Use Group
VI, VII, VIII, IX(A), IX(C)	VI, VII, VIII, IX(A), IX(C)
IV, IX(B), X	V, VI, VII, VIII, IX, X

provided that such changed #use# shall conform to all regulations on performance standards applicable in M1 Districts, and that any such changed #use#, or the storage of materials or products #accessory# to any changed #use#, which is not located within a #completely enclosed building#, shall be screened by a solid wall or fence (including solid entrance or exit gates) at least eight feet in height. Whenever a #use# located within a #completely enclosed building# is changed to another #use#, no activity related to such changed #use#, including the storage of materials or products, shall be located outside of such #building#.

In no event shall any change of #use# permitted in paragraph (b) of this Section extend the statutory period of useful life applicable under the provisions of Section 52-74 (Uses Objectionable in Residence Districts).