



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-941 - Definitions

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LAST AMENDED

12/5/2024

For the purposes of Section [74-96](#) (Industrial Business Incentive Areas), inclusive, a “required industrial use” and an “incentive use” shall be defined as follows:

Incentive Use

An “incentive use” is a *#use#* permitted by the applicable zoning district, that is allowed to occupy the additional *#floor area#* generated by a *#required industrial use#* with the exception of the following *#uses#*:

From Use Group V

All *#uses#* listed under Use Group V

From Use Group VI

All *#uses#* listed under Use Group VI, other than industrial drycleaning and laundry services or *#uses#* listed under Repair and Maintenance

From Use Group VIII

All *#uses#* listed under Use Group VIII, other than *#uses#* listed under Art Galleries and Studios

From Use Group IX

All *#uses#* listed under Use Groups IX(A) or IX(C).

Required Industrial Use

A “required industrial use” is a *#referenced commercial and manufacturing use#* that helps achieve a desirable mix of *#commercial#* and *#manufacturing uses#* in an Industrial Business Incentive Area, and that generates additional *#floor area#* pursuant to provisions set forth in Section [74-962](#).