



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-961 - Definitions

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LAST AMENDED

6/6/2024

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.