



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

104-25 - Change of Use

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LAST AMENDED

6/6/2024

(a) Change to residential use

Notwithstanding the provisions set forth in Section [34-222](#) (Change of use) and in the last paragraph of Section [35-31](#) (Maximum Floor Area Ratio) regarding the applicability of floor area ratio and open space ratio regulations to a change from a non-residential use to a residential use in a building in existence on December 15, 1961, such conversions of non-residential buildings shall be permitted only if such buildings comply with all of the bulk regulations for residential or mixed buildings.

(b) Change to non-residential use

In Subdistrict A, the provisions of Section [54-31](#) (General Provisions) shall not apply. In lieu thereof, a use listed under Use Groups IV, VI, VII, VIII, IX or X and not permitted as-of-right within C6 Districts, that is located in a non-complying building or other structure may be changed to:

- (1) a use listed in [104-13](#) (Commercial and Manufacturing Use Modifications), subject to the performance standards for an M1 District set forth in Section [42-20](#), and subject to Section [104-14](#) (Certification Requirements), if applicable; or
- (2) a community facility use, or uses listed under Offices in Use Group VII.

The bulk regulations of the underlying C6 District as modified by the Special Manhattanville Mixed Use District and the regulations set forth in Section [104-40](#) (SPECIAL URBAN DESIGN REGULATIONS) shall not apply to the changes of use set forth in paragraph (b) of this Section.

The provisions of paragraph (b) of this Section shall apply to Blocks A and C, as shown on Map 2 (Subdistrict A Block Plan) in Appendix A of this Chapter, and to Parcel D4, as shown on Map 5 (Parcel Designation and Maximum Building Heights) in Appendix A of this Chapter, through December 31, 2015, and to all other Parcels and Blocks in Subdistrict A through December 31, 2030. Beginning on January 1, 2016, with respect to Blocks A and C and Parcel D4, and beginning on January 1, 2031, with respect to Parcels D1, D2, and D3, as shown on Map 5, and Blocks E, F, G, and H, as shown on Map 2, the provisions of paragraph (b) of this Section shall lapse, and the bulk regulations of the underlying C6 District as modified by the Special Manhattanville Mixed Use District and the requirements set forth in Section [104-40](#), shall apply to the changes of use set forth in paragraph (b) of this Section.