



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

111-11 - Residential Use Modification

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LAST AMENDED

6/6/2024

(a) Loft dwellings

#Loft dwellings# created prior to October 13, 2010, shall be governed by the provisions for #loft dwellings# in Section [111-40](#) (REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO OCTOBER 13, 2010). Such #loft dwellings# may be #extended#, #enlarged#, or subdivided into two or more #loft dwellings# only in accordance with such provisions. No #loft dwellings# may be created after October 13, 2010, except as the result of a subdivision of a #loft dwelling# existing prior to October 13, 2010.

(b) Home occupations

A #home occupation# may occupy a #loft dwelling#, or a #dwelling unit# converted pursuant to Article I, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings), as an #accessory# #use# pursuant to Section [15-13](#) (Special Home Occupation Provision), except that:

- (1) businesses operated as #home occupations# may have up to three persons not residing in the #dwelling unit# or #rooming unit# may be employed; and
- (2) a #home occupation# may include any permitted #commercial# or #manufacturing# #use#.