Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

106-30 - SPECIAL REGULATIONS FOR MANUFACTURING OR COMMERCIAL USES

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106-30 - SPECIAL REGULATIONS FOR MANUFACTURING OR COMMERCIAL USES

LAST AMENDED
1/9/1975

106-31 - Special Provisions for As-of-Right New Buildings With Manufacturing and Commercial Uses

LAST AMENDED
6/6/2024

New #buildings# containing #manufacturing uses# or #commercial# #uses# shall be allowed as-of-right, provided that:

(a) the #zoning lot# shares a common #side lot line# with a #manufacturing# or #commercial# #use#;

(b) the frontage along the #street line# of the #zoning lot# shall not exceed 60 feet, but in no event shall the total area of such #zoning lot# exceed 7,800 square feet;

(c) the #zoning lot# is not located within a continuous frontage of vacant #zoning lots# whose aggregate length exceeds 60 feet;

(d) #manufacturing# #uses# shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive;

(e) #commercial# #uses# shall be limited to those permitted in a C2 District, except those listed under Use Group V, and shall be located on Neptune, Stillwell or Cropsey Avenues; and

(f) no #residential uses# occupy the #zoning lot#.

106-32 - Special Permit Provisions for Manufacturing and Commercial Uses

LAST AMENDED
6/6/2024

The City Planning Commission may permit within the #Special Coney Island Mixed Use District#:

(a) #uses# not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings With Manufacturing and Commercial Uses);

(b) change of #use# from a #residential use# to a #manufacturing# #use# permitted by Section 106-31 or #commercial# #use#; and

(c) modifications in #yard# regulations for #manufacturing# #uses# permitted by Section 106-31 or #commercial# #uses# in #developments# or #enlargements#;

provided that the following findings are made:

(1) that such #use# will comply with the regulations on performance standards of M1 Districts;

(2) that additional truck traffic generated by such #use# or the modification of #yard# regulations will not create harmful, congested or dangerous conditions; and

(3) that a change of #use# from #residential# to a #manufacturing# #use# permitted by Section 106-31 or #commercial# #use# shall not displace or preempt any #building# which is essential to the functioning and growth of existing residences within the district.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effect on the character of the surrounding area.

106-33 - Special Yard Regulations

LAST AMENDED
6/6/2024

Where a #side lot line# of a #zoning lot# containing #manufacturing# or #commercial# #uses# coincides with the #side# or #rear lot line# of a #zoning lot# containing #residential uses#, #enlargements# or #developments# shall provide an open area not at any point more than five feet above nor five feet below #curb level#, and at least 15 feet wide.

Where the #rear lot line# of a #zoning lot# containing #manufacturing# or #commercial# #uses# coincides with a #side lot line# of a #zoning lot# containing #residential uses#, #enlargements# or #developments# shall provide an open area not at any point more than five feet above nor five feet below #curb level#, and at least 20 feet in depth.

Where a #zoning lot# containing #manufacturing# or #commercial# #uses# shares a common #rear lot line# with a #zoning lot# containing #residential uses#, #enlargements# or #developments# shall provide an open area not at any point more than five feet above nor five feet below #curb level#, and at least 30 feet in depth. Such open areas shall not be used for #accessory# off-street parking, #accessory# off-street loading, or for storage or processing of any kind.