



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

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

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

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LAST AMENDED

6/6/2024

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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#.