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

File generated by https://zr.planning.nyc.gov on 11/18/2026

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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#.