Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-193 - Use Group IX – uses subject to size limitations

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LAST AMENDED
6/6/2024

For #uses# denoted with an "S" in Section 32-191 (Use Group IX – general use allowances), the following provisions shall apply:

(a) Building materials or contractors' yards in C8 Districts shall be limited to 10,000 square feet of #lot area# per establishment.

(b) Depositories for storage of office records, microfilm or computer tapes, or for data processing, in C4 through C7 Districts, shall be limited to 5,000 square feet of #floor area# per establishment on the ground floor, and without limitation above the ground floor.

(c) For micro-distribution facilities, the following size limitations shall apply:

(1) In C1 or C2 Districts, such #use# shall be limited to 2,500 square feet of #floor area# per establishment.

(2) In C4 through C7 Districts, such #use# shall be limited to 5,000 square feet of #floor area# per establishment on the ground floor and 10,000 square feet above the ground floor.

However, such size limit shall not apply to #floor area# allocated to the parking of commercial vehicles associated with such micro-distribution facilities in an #accessory# off-street parking facility or #public parking garage# on the same #zoning lot# utilizing the provisions of Section 36-46 (Restrictions on Use of Accessory Parking Spaces and Spaces in Public Parking Garages), provided that such parking areas are not used for storage.

Such size limit may be modified by special permit of the Board of Standards and Appeals, in accordance with Section 73-191 (Micro-distribution facilities), or by special permit of the City Planning Commission, in accordance with Section 74-191 (Micro-distribution facilities).

(d) Trucking terminals or motor freight stations in C8 Districts are limited to 20,000 square feet of #lot area# per establishment, except that establishments with a #lot area# in excess of 20,000 square feet may be permitted by special permit by the City Planning Commission pursuant to Section 74-193 (Trucking terminals or motor freight stations).

(e) For wholesale establishments, the following size limitations shall apply:

(1) In C1 or C2 Districts, such #use# shall be limited to 2,500 square feet of #floor area# per establishment.

(2) In C4 through C7 Districts, such #use# shall be limited to 5,000 square feet of #floor area# per establishment except that such limitation shall not apply to establishments above the ground floor where storage is restricted to samples.