Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

42-316 - Use regulations in Manufacturing Districts with an A suffix

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LAST AMENDED
6/6/2024

In Manufacturing Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

(a) In M1 Districts with an A suffix:

(1) all retail and service #uses# listed in Use Group VI shall be permitted, and no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers;

(2) all recreation, entertainment and assembly space #uses# listed in Use Group VIII shall be permitted;

(3) all #community facility uses# without sleeping accommodations listed in Use Group III(B) shall be permitted.

(b) In M2 Districts with an A suffix, the #use# regulations for an M1 District without an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations. However, grocery and convenience retailers and specialty food retailers listed in Use Group VI shall be limited to 30,000 square feet of #floor area# per establishment.

(c) In M3 Districts with an A suffix, the following special permits by the Board of Standards and Appeals or the City Planning Commission shall not be applicable:

Section 73-161 (Retail and service uses)

Section 73-162 (Eating or drinking establishments)

Section 73-181 (Recreation, entertainment and assembly space uses)

Section 74-161 (Retail and service uses)

Section 74-181 (Recreation, entertainment, and assembly space uses)

Section 74-182 (Arenas, auditoriums, stadiums or trade expositions)

Section 74-183 (Drive-in theaters)

Section 74-184 (Racetracks).

(d) In all Manufacturing Districts with an A suffix, for #public parking garages# and #public parking lots#, as listed in Use Group IX, the following provisions shall apply:

(1) outside the #Greater Transit Zone#, #public parking garages# and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces pursuant to Section 74-194 (Public parking garages or public parking lots outside high density areas); and

(2) inside the #Greater Transit Zone#, #public parking garages# are not permitted as-of-right, and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150 spaces pursuant to Section 74-195 (Public parking garages or public parking lots in high density central areas).