



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

31-10 - PURPOSES OF SPECIFIC COMMERCIAL DISTRICTS

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31-10 - PURPOSES OF SPECIFIC COMMERCIAL DISTRICTS

LAST AMENDED
12/15/1961

31-11 - C1 Local Retail Districts

LAST AMENDED
12/15/1961

These districts are designed to provide for local shopping and include a wide range of retail stores and personal service establishments which cater to frequently recurring needs. Since these establishments are required in convenient locations near all residential areas, and since they are relatively unobjectionable to nearby residences, these districts are widely mapped. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage and by prohibiting local service and manufacturing establishments which tend to break such continuity.

31-12 - C2 Local Service Districts

LAST AMENDED
12/15/1961

These districts are designed to provide for a wide range of essential local services not involving regular local shopping. Since these establishments are less frequently visited by customers, they tend to break the continuity of prime retail frontage and, therefore, hamper the development of convenient shopping. The permitted services create relatively few objectionable influences for nearby residential areas.

31-13 - C3 Waterfront Recreation District

LAST AMENDED
12/15/1961

This district is designed to provide for the growing recreational activities of pleasure boating and fishing by permitting rental, servicing and storage of boats in appropriate waterfront areas, normally adjacent to residential development.

31-14 - C4 General Commercial Districts

LAST AMENDED
12/15/1961

These districts comprise the City's major and secondary shopping centers, which provide for occasional family shopping needs and for essential services to business establishments over a wide area, and which have a substantial number of large stores generating considerable traffic. The district regulations are designed to promote convenient shopping and the stability of retail development by encouraging continuous retail frontage and by prohibiting service and manufacturing establishments which tend to break up such continuity.

31-15 - C5 Restricted Central Commercial Districts

LAST AMENDED

4/9/1981

These districts are designed to provide for office buildings and the great variety of large retail stores and related activities which occupy the prime retail frontage in the central business district, and which serve the entire metropolitan region. The district regulations also permit a few high-value custom manufacturing establishments which are generally associated with the predominant retail activities, and which depend on personal contacts with persons living all over the region. The district regulations are also designed to provide for continuous retail frontage.

31-16 - C6 General Central Commercial Districts

LAST AMENDED
4/9/1981

These districts are designed to provide for the wide range of retail, office, amusement service, custom manufacturing and related uses normally found in the central business district and regional commercial centers but to exclude non-retail uses which generate a large volume of trucking.

31-17 - C7 Commercial Amusement District

LAST AMENDED
12/15/1961

This district is designed to permit large open commercial amusement parks and is mapped in only a few areas.

31-18 - C8 General Service Districts

LAST AMENDED
12/15/1961

These districts are designed to provide for necessary services for a wider area than is served by the Local Service Districts. Since these service establishments often involve objectionable influences, such as noise from heavy service operations and large volumes of truck traffic, they are incompatible with both residential and retail uses. New residential development is excluded from these districts.