



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

52-43 - C1 or C4 Districts

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LAST AMENDED

9/22/1966

Except for the #use# of #land with minor improvements#, in C1 Districts, a #non-conforming# #use# listed in Use Group 7, 8 or 9, or, in C4 Districts, a #non-conforming# #use# listed in Use Group 7, may be #enlarged# or #extended#, provided that:

- (a) such #enlarged# or #extended# portion does not occupy more than 25 percent of the #floor area# or space which such #non-conforming# #use# occupied or utilized within the #building or other structure# at the time when it became #non-conforming#; provided, however, that in no event shall any such #enlargement# or #extension# create a #non-compliance# or increase the degree of #non-compliance# of a #non-complying# #building or other structure#; and
- (b) such #enlarged# or #extended# portion conforms to the applicable district regulations on #accessory# off-street parking spaces and loading berths, as set forth in Section [52-41](#) (General Provisions).

In the specified districts, such #use# may be #extended# into any #floor area# where it would be permitted as a changed #use# under the provisions of Section [52-36](#) (Non-Conforming Commercial Uses in Commercial Districts) provided that the applicable district regulations on #accessory# off-street loading berths, as set forth in Section [52-41](#), shall apply to such #extended# #floor area#.

In C1 Districts, no #extension# may be made in a #building designed for residential use#.