Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-153 - In M1 Districts

File generated by https://zr.planning.nyc.gov on 9/7/2026

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LAST AMENDED
6/6/2024

In M1 Districts, other than those subject to the provisions of Section 74-152 (In Commercial Districts), the City Planning Commission may permit #transient hotels#, #motels# or #tourist cabins# listed in Use Group V, as set forth in Section 42-15 (Use Group V – Transient Accommodations), that are not otherwise permitted pursuant to Section 42-152 (Use Group V – uses subject to additional conditions).

In order to grant such special permit, the Commission shall find that:

(a) the site plan incorporates elements that address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building# and to service areas for refuse and laundry, and the #building's# orientation and landscaping;

(b) the site plan demonstrates that the proposed #street wall# location and the design and landscaping of any area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations will result in a site design that does not impair the character of the existing streetscape;

(c) such #use# will not cause undue vehicular or pedestrian congestion on local #streets# or unduly inhibit vehicular or pedestrian movement or loading operations; and

(d) such #use# will not impair the essential character including, but not limited to, existing industrial businesses, or future use or development of the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.