Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

74-932 - Self-service storage facility in designated areas within Manufacturing Districts

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On zoning lots in designated areas within Manufacturing Districts in Subarea 2, as shown on the maps in Appendix J (Designated Areas Within Manufacturing Districts) of this Resolution, the City Planning Commission may permit the development, enlargement not permitted pursuant to the provisions of Section 42-121 (Use Group 16D self-service storage facilities), or change of use of a building for self-service storage facility use.

To grant such permit, the Commission shall find that the zoning lot is appropriate for such self-service storage facility use, based on the land use characteristics of the proposed zoning lot and the surrounding area. In making this determination, the Commission may consider the following:

(a) whether such use is consistent with the economic development objectives of the City for the designated area in which the self-service storage facility seeks to be located, and may, in making this determination, consult with the Department of Small Business Services;

(b) whether recent trends for and levels of investment by uses listed in Use Groups 16D (other than a self-service storage facility), 17 or 18 demonstrate that there is minimal demand for space for such uses in the surrounding area;

(c) whether the size and configuration of the zoning lot make it better suited for self-service storage facility use than for other uses listed in Use Groups 16D, 17 or 18;

(d) for changes of use to existing buildings, whether the design and layout of loading docks, interior column spacing, floor-to-ceiling height and other relevant physical characteristics of the existing building make the building better suited for self-service storage facility use than for other uses listed in Use Groups 16D, 17 or 18;

(e) whether the distance of the zoning lot from an arterial highway or a designated truck route, or lack of frontage on a wide street, makes the zoning lot better suited for self-service storage facility use than for other uses listed in Use Groups 16D, 17 or 18;

(f) whether the distance of the zoning lot from mass transit that serves employees makes the zoning lot better suited for self-service storage facility use than for other uses listed in Use Groups 16D, 17 or 18;

(g) whether the establishment of a self-service storage facility will cause environmental remediation work to be undertaken on the zoning lot; or

(h) whether there is a concentration of existing self-service storage facilities in the surrounding area.

The Commission may impose appropriate conditions and safeguards to minimize any adverse
effects upon the existing uses in the surrounding area.