



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-961 - Definitions

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LAST AMENDED

7/14/2016

For the purposes of Section [74-96](#) (Industrial Business Incentive Areas), inclusive, a “required industrial use” and an “incentive use” shall be defined as follows:

Incentive Use

An “incentive use” is a [use](#) permitted by the applicable zoning district, that is allowed to occupy the additional [floor area](#) generated by a [required industrial use](#) with the exception of the following [uses](#):

[transient hotels](#) in Use Group 5, as specified in Section [32-14](#);

[uses](#) in Use Groups 6A or 6C, as specified in Section [32-15](#);

[uses](#) in Use Group 7A, as specified in Section [32-16](#);

[uses](#) in Use Group 8C, as specified in Section [32-17](#);

[uses](#) in Use Group 10A, and any retail spaces [accessory](#) to wholesale offices or showrooms, with storage restricted to samples; in Use Group 10B as specified in Section [32-19](#);

[uses](#) in Use Group 12, as specified in Section [32-21](#);

[uses](#) in Use Group 13, as specified in Section [32-22](#); and

moving or storage offices, with no limitation as to storage or [floor area](#) per establishment, as well as packing or crating establishments, and warehouses, as specified in Section [32-25](#) (Use Group 16).

Required Industrial Use

A “required industrial use” is a [use](#) that helps achieve a desirable mix of [commercial](#) and [manufacturing uses](#) in an Industrial Business Incentive Area, and that generates additional [floor area](#) pursuant to provisions set forth in Section [74-962](#) and is listed in:

Use Group 11A as specified in Section [32-20](#);

Use Group 16A, as specified in Section [32-25](#), excluding animal hospitals and kennels; animal pounds or crematoriums; automobile, motorcycle, trailer, or boat sales; crematoriums, human; motorcycle or motor scooter rental establishments; poultry or rabbit killing establishments; riding academies; stables for horses; and trade schools for adults;

Use Group 16B, as specified in Section [32-25](#);

Use Group 17B, as specified in Section [42-14](#);

Use Group 17C, as specified in Section [42-14](#); and

Use Group 18A, as specified in Section [42-15](#), limited to beverages, alcoholic or breweries; where permitted by the provisions of the applicable zoning district and provided the applicable performance standards pursuant to Section [42-20](#) are met.

Any diagnostic medical laboratories that receive patients shall not be considered a #required industrial use#.