



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **104-13 - Commercial and Manufacturing Use Modifications**

File generated by <https://zr.planning.nyc.gov> on 3/7/2026

---

## 104-13 - Commercial and Manufacturing Use Modifications

---

LAST AMENDED

6/6/2024

- (a) In Subdistricts A and C, the #use# regulations of a C6 District shall apply except that additional #uses# allowed in M1 Districts within a #Special Mixed Use District#, as set forth in Section [123-21](#) (Modification to M1 use regulations), inclusive, shall be permitted. All such #uses# shall be subject to the performance standards for an M1 District set forth in Section [42-20](#).

Such #uses# may locate in the same #building#, or in an #abutting# #building# containing a #residential use# or a #community facility# #use# with sleeping accommodations listed in Section [104-12](#) (Community Facility Use Modifications), only in accordance with the certification provisions of Section [104-14](#).

- (b) In Subdistrict B, the #commercial# #use# regulations of the underlying M1 District are modified to permit #uses# listed under Food and Beverage Retailers in Use Group VI without limitation as to #floor area# per establishment.