



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

106-32 - Special Permit Provisions for Manufacturing and Commercial Uses

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106-32 - Special Permit Provisions for Manufacturing and Commercial Uses

LAST AMENDED

2/2/2011

The City Planning Commission may permit within the #Special Coney Island Mixed Use District#:

- (a) #uses# listed in Section [106-311](#) (Use Group M) or #commercial# #uses# in #developments# not permitted by the provisions of Section [106-31](#) (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use);
- (b) change of #use# from a #residential use# to Use Group M or #commercial# #use#; and
- (c) modifications in #yard# regulations for Use Group M or #commercial# #uses# in #developments# or #enlargements#;

provided that the following findings are made:

- (1) that such #use# will comply with the regulations on performance standards of M1 Districts;
- (2) that additional truck traffic generated by such #use# or the modification of #yard# regulations will not create harmful, congested or dangerous conditions; and
- (3) that a change of #use# from #residential# to Use Group M or #commercial# #use# shall not displace or preempt any #building# which is essential to the functioning and growth of existing residences within the district.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effect on the character of the surrounding area.