



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Anita Laremont, Chair

139-11 - Permitted Uses

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139-11 - Permitted Uses

LAST AMENDED 11/23/2021

139-111 - Permitted Uses in Manufacturing Districts

LAST AMENDED 11/23/2021

In all #Manufacturing Districts#, in addition to the #uses# specified in Article IV, Chapter 2, the following #uses# shall also be permitted:

- (a) colleges or universities, including professional schools but excluding business colleges or trade schools, libraries, museums, or non-commercial art galleries, and #schools# listed in Use Group 3, as set forth in Section 22-13;
- (b) community centers or settlement houses, non-commercial recreation centers, philanthropic or non-profit institutions without sleeping accommodations, hospitals, and agricultural #uses# listed in Use Group 4, as set forth in Section 22-14;
- (c) food stores, including supermarkets, grocery stores or delicatessen stores, as set forth in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment; and
- (d) the manufacture of alcoholic beverages and breweries, as set forth in Section 42-15 (Use Group 18), without limitation as to #floor area# per establishment. The provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

139-112 - Permitted Uses in Mixed Use Districts

LAST AMENDED 11/23/2021

In all #Mixed Use Districts#, in addition to the #uses# specified in Article XII, Chapter 3, the following #uses# shall also be permitted:

- (a) food stores, including supermarkets, grocery stores or delicatessen stores, as set forth in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;
- (b) all uses in Use Group 10A, as specified in Section 32-19, limited to 25,000 square feet of #lot area# per establishment; and
- (c) the manufacture of alcoholic beverages and breweries, as set forth in Section 42-15 (Use Group 18), without limitation as to #floor area# per establishment. The provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.