Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-17 - Use Group VII – Offices and Laboratories

File generated by https://zr.planning.nyc.gov on 11/11/2026

32-17 - Use Group VII – Offices and Laboratories

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

Use Group VII consists of #uses# that provide administrative and research workspaces for business, professional or governmental purposes. The provisions regulating #uses# classified in this Use Group, are set forth as follows:

(a) Section 32-171 (Use Group VII – general use allowances) which includes the compilation of #uses# in the Use Group table;

(b) Section 32-172 (Use Group VII – use permitted with limited applicability) for additional limitations on applicability for certain #uses#, as denoted with a " " in the Use Group table; and

(c) Section 32-173 (Use Group VII – uses subject to additional conditions) for additional conditions that apply to certain #uses#, as denoted with a "P" in the Use Group table.

32-171 - Use Group VII – general use allowances

LAST AMENDED
6/6/2024

The following table includes #uses# classified as Use Group VII and sets forth their allowances by #Commercial District#. Notations found in the table are further described in Section 32-10 (USE ALLOWANCES).

USE GROUP VII – OFFICES AND LABORATORIES									
? = Permitted ? = Permitted with limitations ? = Special permit required – = Not permitted S = Size restriction P = Additional conditions U = Open use allowances									
Uses	**C1**	**C2**	**C3**	**C4**	**C5**	**C6**	**C7**	**C8**	**PRC**
Laboratories									
Laboratories	? P	? P	–	? P	? P	? P	? P	? P	A3
Offices									
Offices, business, professional including ambulatory diagnostic or treatment health care, or governmental	?	?	–	?	?	?	?	?	A3

32-172 - Use Group VII – uses permitted with limited applicability

LAST AMENDED
6/6/2024

For #uses# denoted with a “ ” in Section 32-171 (Use Group VII – general use allowances), the provisions of this Section shall apply.

In C1 Districts outside of the Borough of Manhattan that are #select commercial overlays#, laboratories shall not be permitted.

32-173 - Use Group VII – uses subject to additional conditions

LAST AMENDED
6/6/2024

For #uses# denoted with a “P” in Section 32-171 (Use Group VII – general use allowances), the provisions of this Section shall apply. In C1 or C2 Districts, as well as in C4 through C8 District, laboratories shall be limited to those that comply with the standards set forth in Section 427 of the New York City Building Code, or its successor. However, other laboratories may be permitted by special permit of the City Planning Commission, as set forth in Section 74-171 (Laboratories).