



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

15-024 - Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists

File generated by <https://zr.planning.nyc.gov> on 4/20/2026

15-024 - Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists

LAST AMENDED

12/5/2024

- (a) The minimum size, #yard# and density requirements of Sections [15-111](#) (Number of permitted dwelling units) and [43-17](#) (Special Provisions for Joint Living-Work Quarters for Artists in M1-5B Districts) may be replaced by the requirements of this Section for #dwelling units# and #joint living-work quarters for artists#:
- (1) existing on September 1, 1980, for which a determination of #residential# or #joint living-work quarters for artists# occupancy has been made pursuant to paragraph (b) of Section [15-021](#) (Special use regulations), paragraph (b) of Section [42-314](#) (Use regulations in certain M1-1, M1-5 and M1-6 Districts), paragraph (c)(2) of Section [42-315](#) (Use regulations in M1-5B Districts); or
 - (2) that are registered Interim Multiple Dwellings or are found covered by the New York City Loft Board pursuant to Article 7C of the New York State Multiple Dwelling Law; or
 - (3) that the Loft Board determines were occupied for #residential use# or as #joint living-work quarters for artists# on September 1, 1980.
- (b) Unless required by the Loft Board for the legalization of Interim Multiple Dwelling Units in the implementation of Article 7C of the New York State Multiple Dwelling Law, #dwelling units# or #joint living-work quarters for artists# described in paragraph (a) and existing on such dates may not be divided subsequently into units or quarters of less than 1,200 square

feet.

No #building# that meets the density requirements of Section [15-111](#), may subsequently add additional units or quarters except in accordance thereof. No #building# to which the regulations of this Section have been applied may subsequently add additional units or quarters except in accordance with the requirements of Sections [15-111](#).

(c) In lieu of the stated minimum size, #yard#, and density requirements of Sections [15-111](#) and [43-17](#), the following regulations shall apply:

(1) The minimum size of a #dwelling unit# or #joint living-work quarters for artists# may be no less than 415 square feet of #floor area#, provided that all of the following requirements are met:

(i) the unit or quarters shall contain one or more windows that open onto a #street# or 30 foot #yard#;

(ii) the area of such required window shall be not less than eight percent of the #floor area# of the unit or quarters and 50 percent of the area of such required window shall be openable; and

(iii) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width; or

(2) The minimum size of a #dwelling unit# or #joint living-work quarters for artists# may be no less than 600 square feet of #floor area#, provided that all of the following requirements are met:

(i) the unit or quarters shall contain one or more windows that open onto either:

- (a) a 10 foot #yard#, where the window sill of such required window is at least 23 feet above #curb level#;
 - (b) a 15 foot #yard#, where the window sill of such required window is less than 23 feet above #curb level#;
 - (c) a #court# with a minimum dimension of 15 feet perpendicular to such required window and 375 square feet or more in area; or
 - (d) a #street#;
-
- (ii) the minimum horizontal distance between such required window opening onto a #yard# and any wall opposite such window on the same or another #zoning lot# shall be at least 15 feet;
 - (iii) the area of such required window shall be no less than five percent of the #floor area# of the unit or quarters, and 50 percent of the area of such required window shall be openable;
 - (iv) the interior dimension of the wall in which such required window is located shall be no less than 12 feet in width;
 - (v) the average width of such unit or quarters shall be no less than 14 feet; and
-
- (vi) not less than two-thirds of the #floor area# of the unit or quarters shall have a floor-to-ceiling height of nine feet or more.