Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-941 - Definitions

File generated by https://zr.planning.nyc.gov on 11/8/2026

74-941 - Definitions

LAST AMENDED
12/5/2024

For the purposes of Section 74-94 (Industrial Business Incentive Areas), inclusive, a "required industrial use" and an "incentive use" shall be defined as follows:

Incentive Use

An "incentive use" is a #use# permitted by the applicable zoning district, that is allowed to occupy the additional #floor area# generated by a #required industrial use# with the exception of the following #uses#:

From Use Group V

> All #uses# listed under Use Group V

From Use Group VI

> All #uses# listed under Use Group VI, other than industrial drycleaning and laundry services or #uses# listed under Repair and Maintenance

From Use Group VIII

> All #uses# listed under Use Group VIII, other than #uses# listed under Art Galleries and Studios

From Use Group IX

> All #uses# listed under Use Groups IX(A) or IX(C).

Required Industrial Use

A “required industrial use” is a #referenced commercial and manufacturing use# that helps achieve a desirable mix of #commercial# and #manufacturing uses# in an Industrial Business Incentive Area, and that generates additional #floor area# pursuant to provisions set forth in Section 74-942.