



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

78-22 - Accessory Uses in Large-Scale Residential Developments

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LAST AMENDED

6/6/2024

A **#large-scale residential development#** in a **#Residence District#** may contain as **#accessory# #uses#**, any **#commercial# #uses#** listed in Use Group VI which in the aggregate occupy not more than two percent of the total **#floor area#** in the **#large-scale residential development#**, and of which no single establishment occupies more than 15,000 square feet of **#floor area#**, provided that upon a review of the site plan, the City Planning Commission finds that such **#commercial# #uses#**:

- (a) will be primarily for the use of the residents of the **#large-scale residential development#** and will provide more convenient shopping for such residents;
- (b) are so located as to minimize interference with **#residential#** or recreational areas within the **#large-scale residential development#** and to avoid creation of traffic congestion or other objectionable influences affecting **#residences#** outside the **#large-scale residential development#**;
- (c) comply with all the applicable **#bulk#** and off-street parking and loading regulations for such **#accessory# #commercial# #uses#**, as set forth in Article II, Chapters 3 and 5; and
- (d) conform to those provisions of the following Sections which are applicable to **#commercial# #uses#** in C1 Districts:

Section [32-41](#) (Enclosure Within Buildings)

Section [32-42](#) (Location Within Buildings)

Sections [32-61](#) to [32-68](#), inclusive, relating to Sign Regulations.