



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 9/6/2025

---

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

---

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.