Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, 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.