



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

96-53 - Conversions to Residential Use

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LAST AMENDED

6/6/2024

For #conversions# to #residential use# of a #building#, predominantly occupied by #uses# listed under Use Groups III or V that exceeds the #residential# #floor area# permitted by the applicable district regulations, the City Planning Commission by special permit, may permit such #building# to be #converted# to #residential use# in its entirety, provided that such #building# includes social or recreational space primarily for the use of occupants of #dwelling units# or #rooming units# in the #development# and which may also be made available to the community.

There shall be at least 30 square feet of social or recreational space for each #dwelling unit# or a total area of at least 5,000 square feet, whichever is greater. Such space may be located outdoors at grade level or at any floor level including roof areas. The maximum number of #dwelling units# shall be determined in accordance with the provisions of Section [15-111](#) (Number of permitted dwelling units). The Commission may prescribe conditions and safeguards to minimize possible adverse effects on adjoining properties.

As a condition of approval, the Commission shall find:

- (a) that because of site and building limitations, such modifications are necessary for the proper design and functioning of the #converted# #building#;
- (b) that such modifications will result in adequate access of light and air to the newly created #dwelling units# and to surrounding development;
- (c) that the social or recreational space contains adequate facilities to serve the needs of the residents and wherever possible the surrounding community;
- (d) that there is suitable separation between #dwelling units# and floor space occupied by non-#residential# or #accessory# #uses#; and
- (e) that such #conversion# will not unduly increase the density of population or intensity of #use# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#.

The Commission may prescribe conditions and safeguards to minimize possible adverse effects on adjoining properties and may require a program for operation and maintenance of recreational spaces.