Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

111-10 - SPECIAL USE REGULATIONS

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111-10 - SPECIAL USE REGULATIONS

LAST AMENDED
4/9/1981

111-11 - Residential Use Modification

LAST AMENDED
12/5/2024

A #home occupation# may occupy a #loft dwelling#, or a #dwelling unit# converted pursuant to Article I, Chapter 5 (Residential Conversion Within Existing Buildings), as an #accessory# #use# pursuant to Section 15-13 (Special Home Occupation Provision), except that:

(a) businesses operated as #home occupations# may have up to three persons not residing in the #dwelling unit# or #rooming unit# may be employed; and

(b) a #home occupation# may include any permitted #commercial# or #manufacturing# #use#.

111-13 - Use Regulations

LAST AMENDED
6/6/2024

(a) Areas A1 and A3

(1) #Uses# permitted in a C6 District are applicable in Areas A1 and A3, except that #uses# listed under Use Group IX(A) shall be permitted to the applicability of a C8 District.

(2) In #buildings# fronting on Chambers Street, Church Street, Greenwich Street, Hudson Street or West Broadway, #uses# listed under Use Group VI or #uses# listed under Use Group VIII shall be limited to 20,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allotted to such #uses#, except as otherwise provided in Section 111-32 (Special Permit for Certain Large Commercial Establishments).

(3) In addition, in #buildings# not fronting on the #streets#, listed in paragraph (a)(2) of this Section, #uses# listed under Use Groups VI or VIII shall be limited to 10,000 square feet of #floor area# on a #zoning lot#, including retail #cellar# space allocated to such #uses#, except as otherwise provided in Section 111-32.

(b) Areas A4, A5, A6 and A7

(1) #Uses# permitted in a C6 District are applicable in Areas A4, A5, A6 and A7, except that:

(i) automotive repair and maintenance and dry cleaning and laundry services listed under Use Group VI shall be permitted to the applicability of a C8 District; and

(ii) #uses# listed under Use Groups IX(A) and IX(C) shall be permitted to the applicability of a C8 District.

(2) For establishments with frontage on #wide streets#, #uses# listed under Use Group VI shall be limited to 10,000 square feet of #floor area#. For establishments that front only upon a #narrow street#, such #uses# shall be limited to 5,000 square feet of #floor area#. For the purposes of this Section, #floor area# shall include retail #cellar#

space allocated to such #uses#.

(c) Eating or drinking establishments, where such establishment provides entertainment with a cover charge or specified showtime, or includes a dance floor, and a capacity of more than 200 persons, as listed under Use Group VI, in any location within a #building#, shall be permitted only by special permit of the Board of Standards and Appeals as provided in Section 73-162 (Eating or drinking establishments) or the City Planning Commission as provided in Section 74-161 (Retail and service uses), as applicable.

(d) Environmental conditions for Area A2

All new #dwelling units# shall be provided with a minimum 35dB(A) of window wall attenuation in order to maintain an interior noise level of 45dB(A), or less, with windows closed. Therefore, an alternate means of ventilation is required. However, upon application to the Office of Environmental Remediation (OER) by the owner of the affected #building#, consistent with OER's authority under the provisions of Section 11-15 (Environmental Requirements) with respect to (E) designations, OER may modify the requirements of this Section, based upon new information, additional facts or updated standards, as applicable, provided that such modification is equally protective. In such instances, OER shall provide the Department of Buildings with notice of such modification, stating that it does not object to the issuance of a building permit, or temporary or final certificate of occupancy.