Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

106-32 - Special Permit Provisions for Manufacturing and Commercial Uses

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106-32 - Special Permit Provisions for Manufacturing and Commercial Uses

LAST AMENDED
6/6/2024

The City Planning Commission may permit within the #Special Coney Island Mixed Use District#:

(a) #uses# not permitted by the provisions of Section 106-31 (Special Provisions for As-of-Right New Buildings With Manufacturing and Commercial Uses);

(b) change of #use# from a #residential use# to a #manufacturing# #use# permitted by Section 106-31 or #commercial# #use#; and

(c) modifications in #yard# regulations for #manufacturing# #uses# permitted by Section 106-31 or #commercial# #uses# in #developments# or #enlargements#;

provided that the following findings are made:

(1) that such #use# will comply with the regulations on performance standards of M1 Districts;

(2) that additional truck traffic generated by such #use# or the modification of #yard# regulations will not create harmful, congested or dangerous conditions; and

(3) that a change of #use# from #residential# to a #manufacturing# #use# permitted by Section 106-31 or #commercial# #use# shall not displace or preempt any #building# which is essential to the functioning and growth of existing residences within the district.

The City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effect on the character of the surrounding area.