



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

42-316 - Use regulations in Manufacturing Districts with an A suffix

File generated by <https://zr.planning.nyc.gov> on 12/4/2025

42-316 - Use regulations in Manufacturing Districts with an A suffix

LAST AMENDED

6/6/2024

In Manufacturing Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) In M1 Districts with an A suffix:
 - (1) all retail and service #uses# listed in Use Group VI shall be permitted, and no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers;
 - (2) all recreation, entertainment and assembly space #uses# listed in Use Group VIII shall be permitted;
 - (3) all #community facility uses# without sleeping accommodations listed in Use Group III(B) shall be permitted.
- (b) In M2 Districts with an A suffix, the #use# regulations for an M1 District without an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations. However, grocery and convenience retailers and specialty food retailers listed in Use Group VI shall be limited to 30,000 square feet of #floor area# per establishment.
- (c) In M3 Districts with an A suffix, the following special permits by the Board of Standards and Appeals or the City Planning Commission shall not be applicable:
 - Section [73-161](#) (Retail and service uses)
 - Section [73-162](#) (Eating or drinking establishments)
 - Section [73-181](#) (Recreation, entertainment and assembly space uses)
 - Section [74-161](#) (Retail and service uses)
 - Section [74-181](#) (Recreation, entertainment, and assembly space uses)
 - Section [74-182](#) (Arenas, auditoriums, stadiums or trade expositions)
 - Section [74-183](#) (Drive-in theaters)
 - Section [74-184](#) (Racetracks).
- (d) In all Manufacturing Districts with an A suffix, for #public parking garages# and #public parking lots#, as listed in Use Group IX, the following provisions shall apply:
 - (1) outside the #Greater Transit Zone#, #public parking garages# and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# or #public parking lots# with more than 150 spaces pursuant to Section [74-194](#) (Public parking garages or public parking lots outside high density areas); and
 - (2) inside the #Greater Transit Zone#, #public parking garages# are not permitted as-of-right, and #public parking lots# with a capacity of up to 150 spaces are permitted. The City Planning Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150 spaces pursuant to Section [74-195](#) (Public parking garages or public parking lots in high density central areas).