

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

74-16 - Retail and Services

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74-16 - Retail and Services

LAST AMENDED 6/6/2024

74-161 - Retail and service uses

LAST AMENDED 6/6/2024

In all #Commercial Districts# and #Manufacturing Districts#, the City Planning Commission may permit modifications to #uses# listed under Use Group VI, as set forth in Sections 32-16 and 42-16 (Use Group VI – Retail and Services), pursuant to paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

(a) For #uses# listed under Use Group VI, other than those #uses# for which another permit exists pursuant to Section 7416, inclusive, the Commission may permit modifications to a size limitation, denoted in the Use Group table with an "S", beyond any size limitation established by special permit of the Board of Standards and Appeals pursuant to Section 7316, inclusive.

In conjunction with such size modification, the Commission may permit: modifications to supplementary #use# regulations, including enclosure and location within #buildings# provisions; or modifications to additional conditions, denoted in the Use Group table with a "P", including environmental standards, geographic limitations, or other measures.

- (b) In order to grant such permit, the Commission shall find that:
 - (1) such #use# will not impair the character or the future use or development of the surrounding area;
 - (2) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow; and
 - (3) the modifications are necessary to support the operation of such #use#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.