



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-20 - ADDITIONAL SPECIAL PERMIT USES

File generated by <https://zr.planning.nyc.gov> on 4/30/2026

74-20 - ADDITIONAL SPECIAL PERMIT USES

LAST AMENDED

6/6/2024

74-21 - Production Uses

LAST AMENDED

6/6/2024

74-211 - Production uses

LAST AMENDED

6/6/2024

In C1 or C2 Districts in the Borough of Manhattan, in other C1 or C2 Districts that are not #select commercial overlays#, in all other #Commercial Districts#, and in #Manufacturing Districts#, the City Planning Commission may permit modifications to the #uses# listed under Use Group X, as set forth in Sections [32-20](#) and [42-20](#) (Use Group X – Production Uses), pursuant to paragraph (a) of this Section, provided that the findings in paragraph (b) are met.

- (a) For #uses# listed under Use Group X, other than those #uses# for which another permit exists pursuant to Section [74-21](#) (Production Uses), inclusive, the Commission may permit modifications to a size limitation, denoted with an “S” in the Use Group table, beyond any size limitation established by special permit of the Board of Standards and Appeals pursuant to Section [73-21](#) (Production Uses), 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.