

# Yoga/Dance Studios



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## YOGA / DANCE STUDIOS

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*Yoga* is typically defined as a series of postures and breathing exercises, which are practiced to achieve control of the body and mind, tranquility, or similar.

Commercial yoga instruction is typically provided in an open floor plan arrangement similar to both a dance studio, Use Group (UG) 9A, which does not require exercise equipment, and similar to a retail or service establishment, meeting hall, UG 6C. Many yoga students are allowed to pay for one class at a time. As a result, yoga studios typically allow walk-in students, similar to the other uses listed in both Use Groups 6 and 9.

Outdoor yoga instruction may require a temporary place of assembly if more than 300 people. For additional information see Temporary Place of Assembly Code Notes.

### New York City Construction Code

Site safety, structural standards, fire protection, exits, height and area limitations and accessibility are among the essential elements regulated by the NYC Building Code (BC). Some main building systems are further regulated by the NYC Mechanical Code (MC), NYC Plumbing Code (PC) and NYC Fuel Gas Code (FGC).

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## New York City Zoning Resolution

The Zoning Resolution's (ZR) regulations governing use and bulk vary according to zoning districts. These regulations also govern lot size, floor area, open space, density, yards, height, setbacks and parking.

## New York City Energy Conservation Code

The NYC Energy Conservation Code (NYCECC) mandates minimum required thermal ratings for building envelopes and minimum efficiency ratings for mechanical equipment and lighting.

*The [Code Notes](#) series has been developed to provide a general overview of the NYC Department of Buildings (DOB) project requirements for the construction industry. The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. Users may also consult with a registered design professional for more specific guidance on Construction Codes requirements, other regulatory laws and rules, and technical site-specific requirements.*

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## ADMINISTRATIVE

### DOB Forms

- [PW1](#) – Plan/Work Approval Application
  - Job type and job description, indicating scope of work, i.e. yoga or dance studio (items 5 and 11)
  - Zoning use group (item 12C)
  - Occupancy classification (item 13C)

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- **PW1A** – Use Group 6 or 9
- **PW1B** – Schedule B- Plumbing/ Sprinkler/ Standpipe
- **TR1** – Statement of Responsibility
- **TR8** – Statement of Responsibility for Energy Code Progress Inspections

## Technical Documents

- Zoning exhibits, restrictive declarations, easements ZR 12-10

## BIS Required Items

- As applicable for the associated work permit application (New Building or Alteration Type 1)

## ZONING

The Borough Commissioner may classify a commercial yoga studio under zoning UG 6C **Retail/Service Establishment** or UG 9A **Retail Establishment Studio, art, music, dancing or theatrical** using the following conditions as a guide:

- Each individual yoga establishment shall have no more than one student instruction area, with an open floor plan arrangement. This instruction area shall not exceed 1500 square feet. If more than one yoga establishment is located within the same building, then the establishments shall be operated by separate entities and shall not share ownership or facilities.
- The yoga instruction area shall not be a Public Assembly (PA) space, and may at no time have an occupancy capacity that exceeds 74 persons, including the staff and instructors.
- There shall be no accessory showers or bathtubs to the establishment. No showers or bathtubs shall be installed nor utilized by the establishment's staff or students in the yoga studio or in any other portion of the building.

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- The yoga studio shall not be accessory to a *physical culture or health establishment*, e.g. a fitness gym or any similar facility requiring a BSA permit, nor shall a physical culture or health establishment be accessory to a yoga studio.
- Where the Borough Commissioner finds the subject establishment meets the definition of a Physical Culture Establishment per ZR 12-10, a BSA special permit is required per ZR 73-36.

### MULTIPLE DWELLING LAW

- N/A

### FIRE CODE

- N/A

### BUILDING CODE

#### General

- For prior code buildings, optional use of 1968 Building Code with exceptions to conform with 2014 Building Code – AC [28-101.4.3](#), Exceptions 1 through 19

#### Occupancy Group

- Where the occupancy group is altered or inconsistent with the Certificate of Occupancy (CO), a new or amended CO is required – AC [28-118](#)

#### Egress

- Occupant load, number of exits, egress capacity and travel distances – BC [Chapter 10](#)

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## Accessibility

- Door widths and clearances, ramps, and handrails as well as bathrooms – BC [Chapter 11](#) and ANSI A117.1, 2009
- Compliance for entire building required where a change is made in the main use or occupancy group. Where the use or occupancy of a space is changed, such space, including entrance to, shall comply with accessibility requirements – BC [1101.3.1](#)
- Compliance for entire building required where the alteration cost is greater than 50% of the value of the existing building. Where the alteration cost is equal to or less than 50%, such alteration work shall comply with accessibility requirements – BC [1101.3.2](#)

## ENERGY CODE

- See Energy Code

## APPLICABLE BULLETINS, DIRECTIVES, PPNS, MEMOS

- [Buildings Bulletin 2013-010](#): Zoning requirements when establishing yoga studios in buildings or portions thereof

## OTHER AGENCY APPROVALS

- NYC Fire Department: Approval if above Fire Code provisions are not met
- Landmarks Preservation Commission: Approval if in landmarked building or landmark district