

APPENDIX I—PROPOSED MODIFIED ZONING A-TEXT

**USE GROUP 16D – SELF- SERVICE STORAGE FACILITIES
N 174025(A) ZRY**

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE I
GENERAL PROVISIONS**

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

* * *

Industrial floor space

“Industrial floor space” is #floor area# or #cellar# space, excluding mechanical space and common space such as hallways, lobbies or stairways, with a minimum clear height from floor to ceiling of 15 feet, and allocated to one or more of the #manufacturing#, semi-industrial or industrial #uses# listed in Use Groups 9A (limited to art studios), 10A (limited to photographic or motion picture production studios and radio or television studios), 11A, 16A, 16B, 16D (other than a #self-service storage facility#), 17 or 18.

* * *

Self-service storage facility

A “self-service storage facility” is a moving or storage office, or a warehouse establishment, as listed in Use Group 16D, for the purpose of storing personal property, where:

- (a) such facility is partitioned into individual, securely subdivided space for lease; or
- (b) such facility consists of enclosed or unenclosed floor space which is subdivided by secured bins, boxes, containers, pods or other mobile or stationary storage devices; and
- (c) such floor space or storage devices less than 300 square feet in area are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

* * *

**ARTICLE III
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

* * *

**32-10
USES PERMITTED AS-OF-RIGHT**

* * *

**32-25
Use Group 16**

C8

Use Group 16 consists of automotive and other necessary semi-industrial #uses# which:

- (1) are required widely throughout the city; and
- (2) involve offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable influences, making such #uses# incompatible with #residential uses# and other #commercial uses#.

* * *

D. Heavy Service, Wholesale, or Storage Establishments

Carpet cleaning establishments [PRC-F]

Dry cleaning or cleaning and dyeing establishments, with no limitation on type of operation, solvents, #floor area# or capacity per establishment [PRC-F]

Laundries, with no limitation on type of operation [PRC-F]

Linen, towel or diaper supply establishments [PRC-F]

Moving or storage offices, with no limitation as to storage or #floor area# per establishment [PRC-G]*

Packing or crating establishments [PRC-G]

Photographic developing or printing with no limitation on #floor area# per establishment [PRC-C]

Trucking terminals or motor freight stations, limited to 20,000 square feet of #lot area# per establishment [PRC-G]

Warehouses [PRC-G]*

Wholesale establishments, with no limitation on #accessory# storage [PRC-C]

E. #Accessory Uses#

* In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of Section 42-121 (Use Group 16D self-service storage facilities).

* * *

**ARTICLE IV
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2
Use Regulations**

* * *

**42-10
USES PERMITTED AS-OF-RIGHT**

* * *

**42-12
Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16**

M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25.. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, food stores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of #floor area# per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the #Manhattan Core#, automobile rental establishments, #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 3, and in the #Long Island City area#, as defined in Section 16-02 (Definitions), #public parking garages# and #public parking lots# in Use Groups 8C and 12D are subject to the provisions of Article I, Chapter 6.

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, a #self-service storage facility# is subject to the provisions of Section 42-121 (Use Group 16D self-service storage facilities).

42-121

Use Group 16D self-service storage facilities

Use Group 16D #self-service storage facility# shall be limited to establishments in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, that provide an #industrial floor space# as defined in Section 12-10 (DEFINITIONS) or “business-sized” storage space as specified in paragraph (b)(2) of this Section.

- (a) On a #zoning lot# greater than or equal to 25,000 square feet in area, a #self-service storage facility# shall provide #industrial floor space# that is:

- (1) equal in #floor area# or #cellar# space to 50 percent of the #lot area#;
 - (2) located below the level of the third #story#, with at least 50 percent of such #industrial floor space# located on the ground floor where such ground floor #story# is located within five feet of #curb level#, or #base plane#, as applicable and the remaining #industrial floor space# located on a level that is immediately above or below such #story#; and
 - (3) provided with access to freight elevators and the #accessory# off-street loading berth required for such #industrial floor space# in accordance with the provisions of Section 44-586 (Regulations for permitted or required loading berths for zoning lots containing self-service storage facilities in designated areas).
- (b) On a #zoning lot# that on [date of adoption] is less than 25,000 square feet in area, a #self-service storage facility# shall provide:
- (1) #industrial floor space# as specified in paragraph (a) of this Section; or
 - (2) #floor area# or #cellar space# containing securely subdivided spaces for lease within such #self-service storage facility#, where each subdivided space is not less than 100 square feet in area, and with a minimum clear height of 8 feet. Such spaces shall be categorized as “business-sized” for the purposes of this Section. The total area of such business-sized storage space shall be equal in #floor area# or #cellar# space to 50 percent of the #lot area#.

The Board of Standards and Appeals may permit a #self-storage service facility# that does not meet the requirements of paragraphs (a) and (b) of this Section pursuant to Section 73-37 (Self-service Storage Facilities in Designated Areas Within Manufacturing Districts).

Any #self-service storage facility# existing on [date of adoption] located in a designated area within #Manufacturing Districts#, as shown on the maps in APPENDIX J, shall be considered a conforming #use#, provided that the owner of such #self-service storage facility# has filed documentation satisfactory to the Department of Buildings that it existed on [date of adoption] and meets the definition of #self-service storage facility# set forth in Section 12-10 (DEFINITIONS). Any #enlargement# or #extension# to such existing conforming facility need not provide #industrial floor space# or business-sized storage, as applicable, provided there is no increase in #lot area#. In the event that a #building# for which satisfactory documentation has been filed with the Department of Buildings is damaged or destroyed by any means, such #building# may be reconstructed on the same #zoning lot# and continue as a #self-service storage facility# without providing #industrial floor space# or business-sized storage, as applicable, provided that the #floor area# of such reconstructed #self-service storage facility#

does not exceed the #floor area# permitted pursuant to the provisions of Section 43-10 (FLOOR AREA REGULATIONS), inclusive.

Any #self-service storage facility# existing on [date of adoption] that does not file such documentation satisfactory to the Department of Buildings pursuant to the provisions of this Section shall be considered #non-conforming# and subject to the provisions of Article V (NON-CONFORMING USES AND NON-COMPLYING BUILDINGS) of this Resolution.

* * *

**42-30
USES PERMITTED BY SPECIAL PERMIT**

* * *

**42-31
By the Board of Standards and Appeals**

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

* * *

M1 M2 M3
Sand, gravel or clay pits

M1 M2 M3
#Self-service storage facilities# in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, that do not meet the requirements of paragraphs (a) and (b) of Section 42-121 (Use Group 16D self-service storage facilities)

M1
#Schools#, provided they have no living or sleeping accommodations

* * *

**Chapter 3
Bulk Regulations**

* * *

43-10

FLOOR AREA REGULATIONS

* * *

43-123

Floor area increase for an industrial space within a self-service storage facility

In M1-1 Districts in designated areas, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b)(1) of Section 42-121 (Use Group 16D self-service storage facilities), the maximum permitted #floor area# for #commercial# or #manufacturing uses# on the #zoning lot# pursuant to the provisions of Section 43-12 (Maximum floor area ratio), inclusive, may be increased by a maximum of 50 percent of the #lot area# or up to 20,000 square feet, whichever is less.

* * *

Chapter 4

Accessory Off-street Parking and Loading Regulations

* * *

44-20

REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES

* * *

44-28

Parking Regulations for Residential Uses in M1-1D Through M1-5D Districts

* * *

44-29

Parking Regulations for Zoning Lots Containing Self-Service Storage Facilities in Designated Areas

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

In the Districts indicated, in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the

provisions of Section 44-21 (General Provisions) are modified as set forth in this Section for all #uses# within the #industrial floor space#.

For any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b) (1) of Section 42-121 (Use Group 16D self-service storage facilities), #accessory# off-street parking spaces, open or enclosed, shall not be required for all #uses# within #industrial floor space#, where all such #uses# occupy less than 10,000 square feet of #floor area# or have fewer than 15 employees. For #industrial floor space# on such #zoning lots# where all such #uses#, in total, occupy at least 10,000 square feet of #floor area# or have 15 or more employees, #accessory# off-street parking spaces, open or enclosed, shall be required for all #uses# within the #industrial floor space# at the rate of one space per 2,000 square feet of #floor area#, or one space per three employees, whichever will require a lesser number of spaces.

* * *

44-50

GENERAL PURPOSES

* * *

44-58

Additional Regulations for Permitted or Required Berths

* * *

44-586

Regulations for permitted or required loading berths for zoning lots containing self-service storage facilities in designated areas

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

In the Districts indicated, in designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the provisions of Sections 44-52 (Required Accessory Off-street Loading Berths) and 44-581 (Size of required loading berths) are modified as set forth in this Section.

For any #zoning lot# containing a #self-service storage facility# that meets the requirements of paragraphs (a) or (b)(1) of Section 42-121 (Use Group 16D self-service storage facilities), all required #accessory# off-street loading berths for a #self-service storage facility# shall have a minimum length of 37 feet. The dimensions of off-street loading berths shall not include driveways, or entrances to or exits from such off-street loading berths.

The number of #accessory# off-street loading berths required for all #uses# occupying #industrial floor space# shall be as set forth in the following table:

#Floor Area# (in square feet)

Required Loading Berths

<u>First 15,000</u>	<u>None</u>
<u>Next 25,000</u>	<u>1</u>
<u>Next 40,000</u>	<u>1</u>
<u>Each additional 80,000 or fraction thereof</u>	<u>1</u>

Additional loading berths shall not be required for a change of #use# within an existing #building# from Use Group 16D to a #self-service storage facility#.

* * *

ARTICLE VII ADMINISTRATION

Chapter 3 Special Permits by the Board of Standards and Appeals

* * *

73-00 SPECIAL PERMIT USES AND MODIFICATIONS

* * *

73-11 General Provisions

Subject to the general findings required by Section 73-03 and in accordance with the provisions contained in Sections 73-12 to ~~72-36~~ 73-37, inclusive, the Board of Standards and Appeals shall have the power to permit special permit #uses#, and shall have the power to impose appropriate conditions and safeguards thereon.

* * *

73-36 Physical Culture or Health Establishments

* * *

73-37 Self-service Storage Facilities in Designated Areas Within Manufacturing Districts

On #zoning lots# in designated areas within #Manufacturing Districts# as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, the Board of Standards and Appeals may modify the requirements of paragraphs (a) or (b) of Section 42-121 (Use Group 16D self-service storage facilities), permitting #self-service storage facilities# provided the Board finds that:

- (a) such requirements create practical difficulties, with no reasonable possibility that a #development#, #enlargement#, or #conversion# on the #zoning lot# in strict compliance with the provisions of Section 42-121 (Use Group 16D self-service storage facilities) will bring a reasonable return, and that a reduction or modification of these requirements is therefore necessary to enable the owner to realize a reasonable return from such #zoning lot#; and
- (b) the reduction or modification of such requirements is the minimum necessary to afford relief.

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

* * *

APPENDIX J – Designated Areas Within Manufacturing Districts

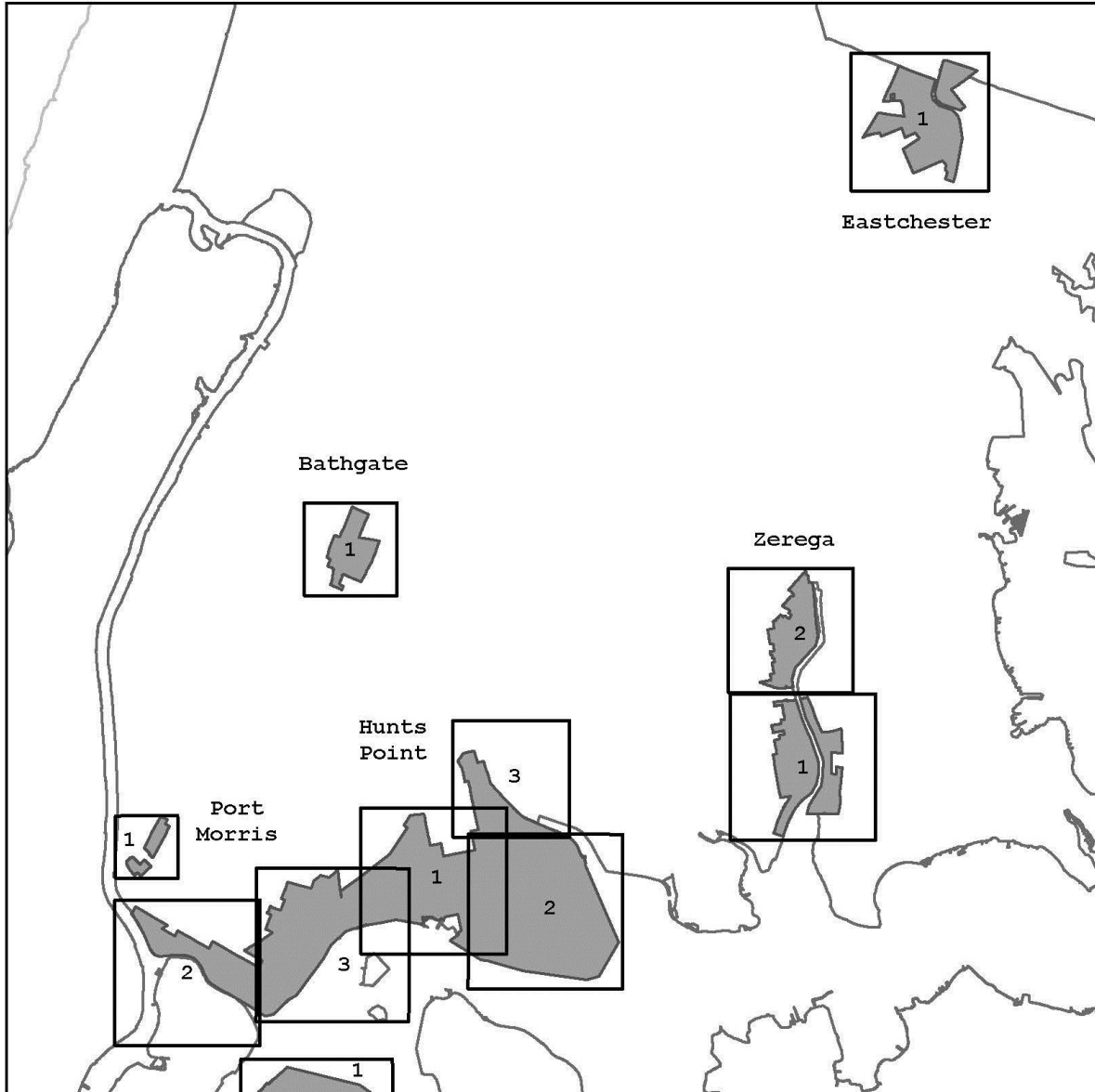
The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M District</u>	<u>Map No</u>
<u>The Bronx</u>	<u>1, 2</u>	<u>Port Morris</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>2</u>	<u>Hunts Point</u>	<u>Maps 1-3</u>
<u>The Bronx</u>	<u>9, 10</u>	<u>Zerega</u>	<u>Maps 1, 2</u>
<u>The Bronx</u>	<u>3, 4, 6</u>	<u>Bathgate</u>	<u>Map 1</u>
<u>The Bronx</u>	<u>10, 12</u>	<u>Eastchester</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>2</u>	<u>Brooklyn Navy Yard</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>6, 7</u>	<u>Southwest Brooklyn</u>	<u>Maps 1-5</u>
<u>Brooklyn</u>	<u>5, 16, 17, 18</u>	<u>Flatlands/Fairfield</u>	<u>Maps 1-4</u>
<u>Brooklyn</u>	<u>5, 16</u>	<u>East New York</u>	<u>Maps 1, 2</u>
<u>Brooklyn/Queens</u>	<u>BK 4/QN 5</u>	<u>Ridgewood</u>	<u>Map 1</u>
<u>Brooklyn</u>	<u>1</u>	<u>Williamsburg/Greenpoint</u>	<u>Map 1</u>
<u>Brooklyn/Queens</u>	<u>BK 1, 4/QN 2</u>	<u>North Brooklyn/Long Island City/Maspeth</u>	<u>Maps 1-3</u>
<u>Queens/Brooklyn</u>	<u>QN 2, 5/BK 1</u>	<u>Maspeth/North Brooklyn</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>1, 2</u>	<u>Long Island City</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>2</u>	<u>Woodside</u>	<u>Map 1</u>
<u>Queens</u>	<u>1</u>	<u>Steinway</u>	<u>Maps 1, 2</u>
<u>Queens</u>	<u>9, 12</u>	<u>Jamaica</u>	<u>Maps 1-4</u>
<u>Queens</u>	<u>10, 12, 13</u>	<u>JFK</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>1</u>	<u>North Shore</u>	<u>Maps 1-5</u>
<u>Staten Island</u>	<u>1, 2</u>	<u>West Shore</u>	<u>Maps 1-3</u>
<u>Staten Island</u>	<u>3</u>	<u>Rossville</u>	<u>Map 1</u>

DRAFT

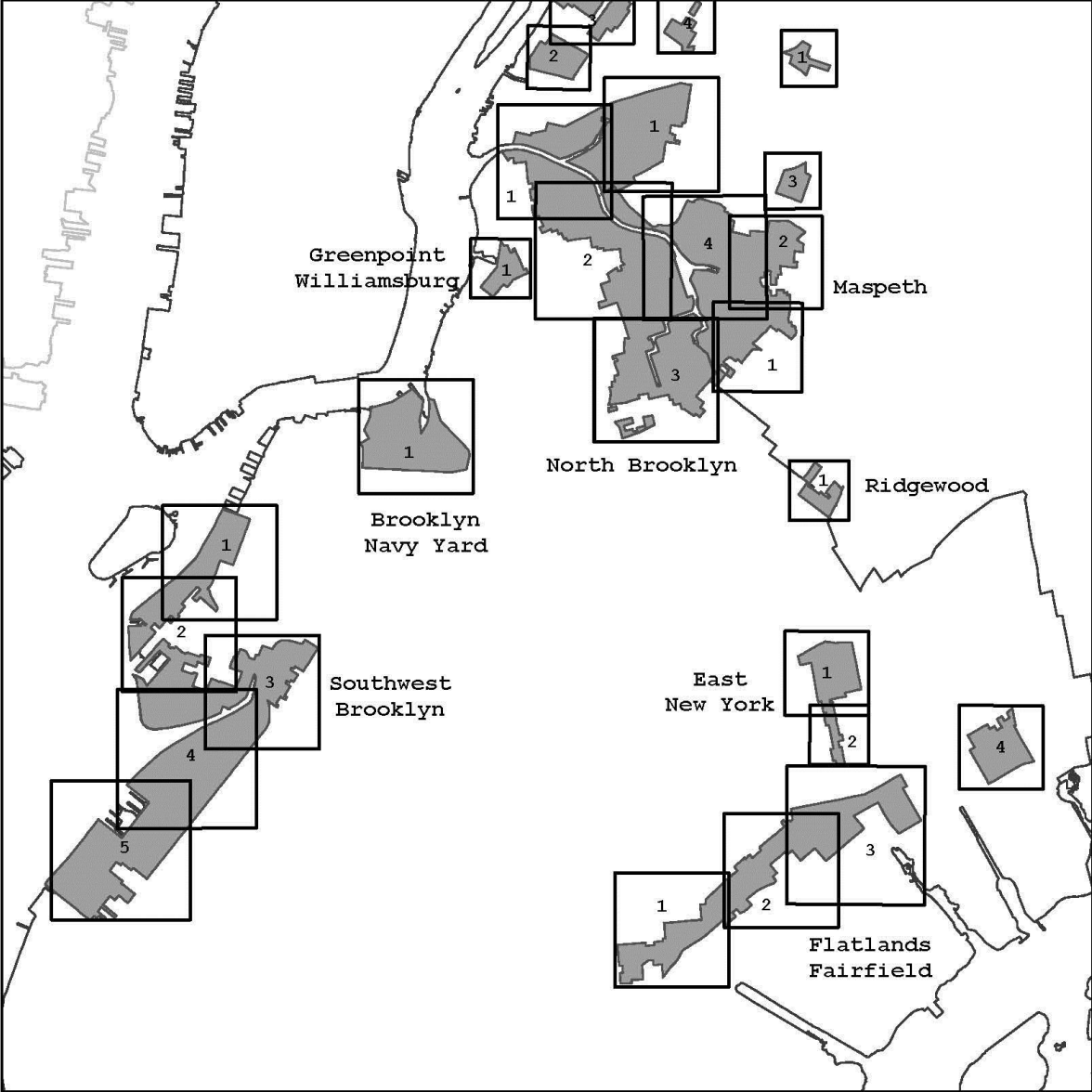
INDEX MAPS OF DESIGNATED AREAS

The Bronx



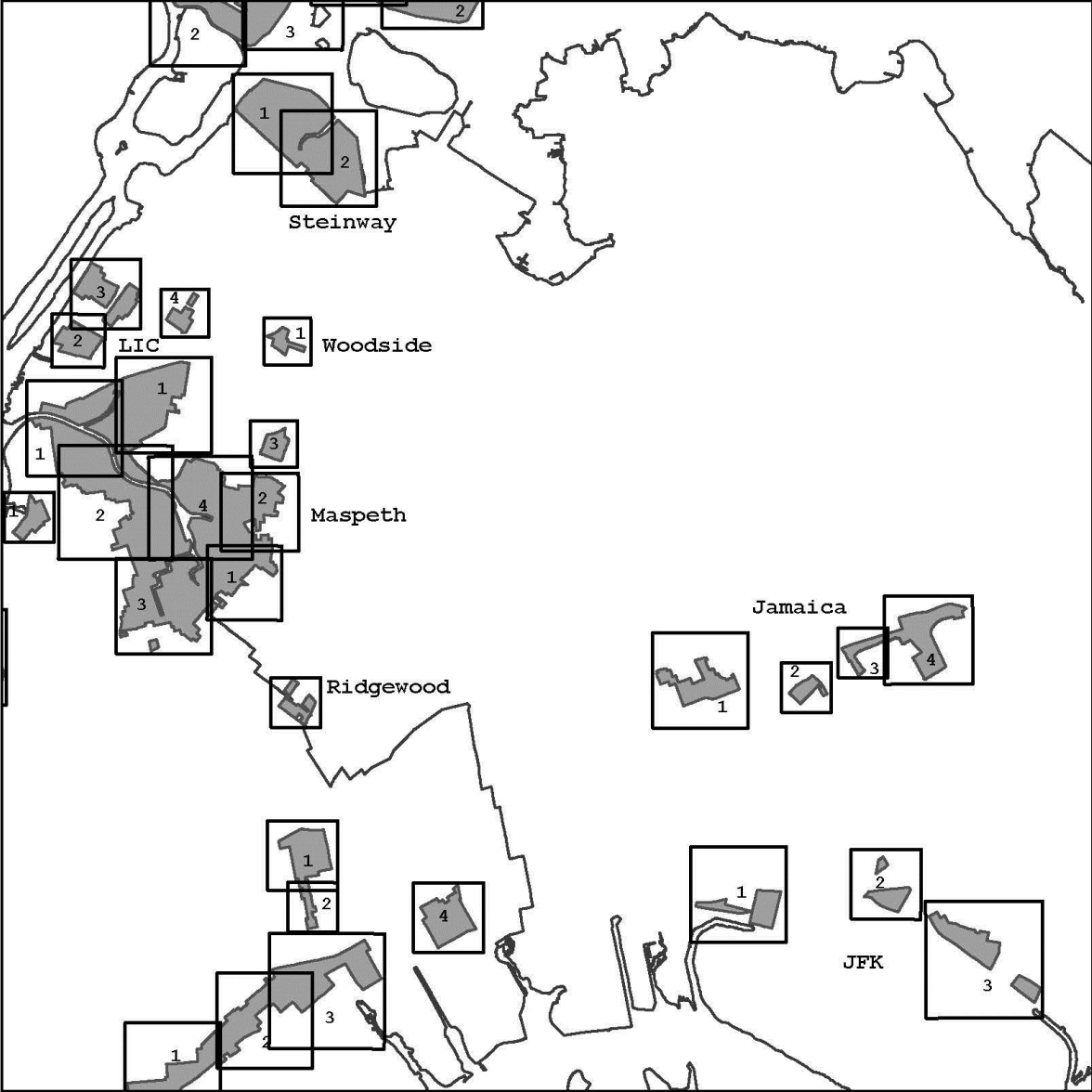
The numbers on this Index Map correspond with the map numbers for this borough.

Brooklyn



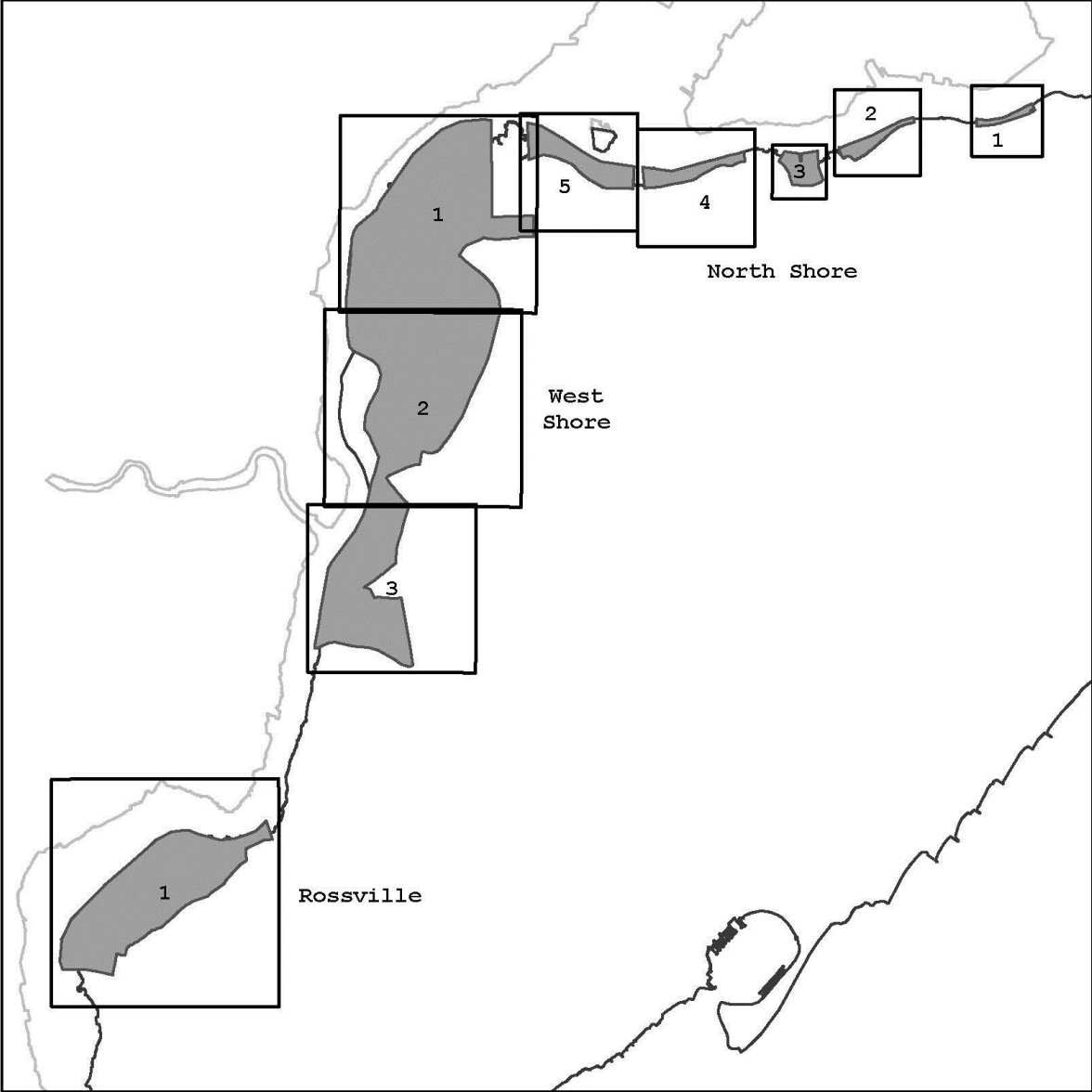
The numbers on this Index Map correspond with the map numbers for this borough.

Queens



The numbers on this Index Map correspond with the map numbers for this borough.

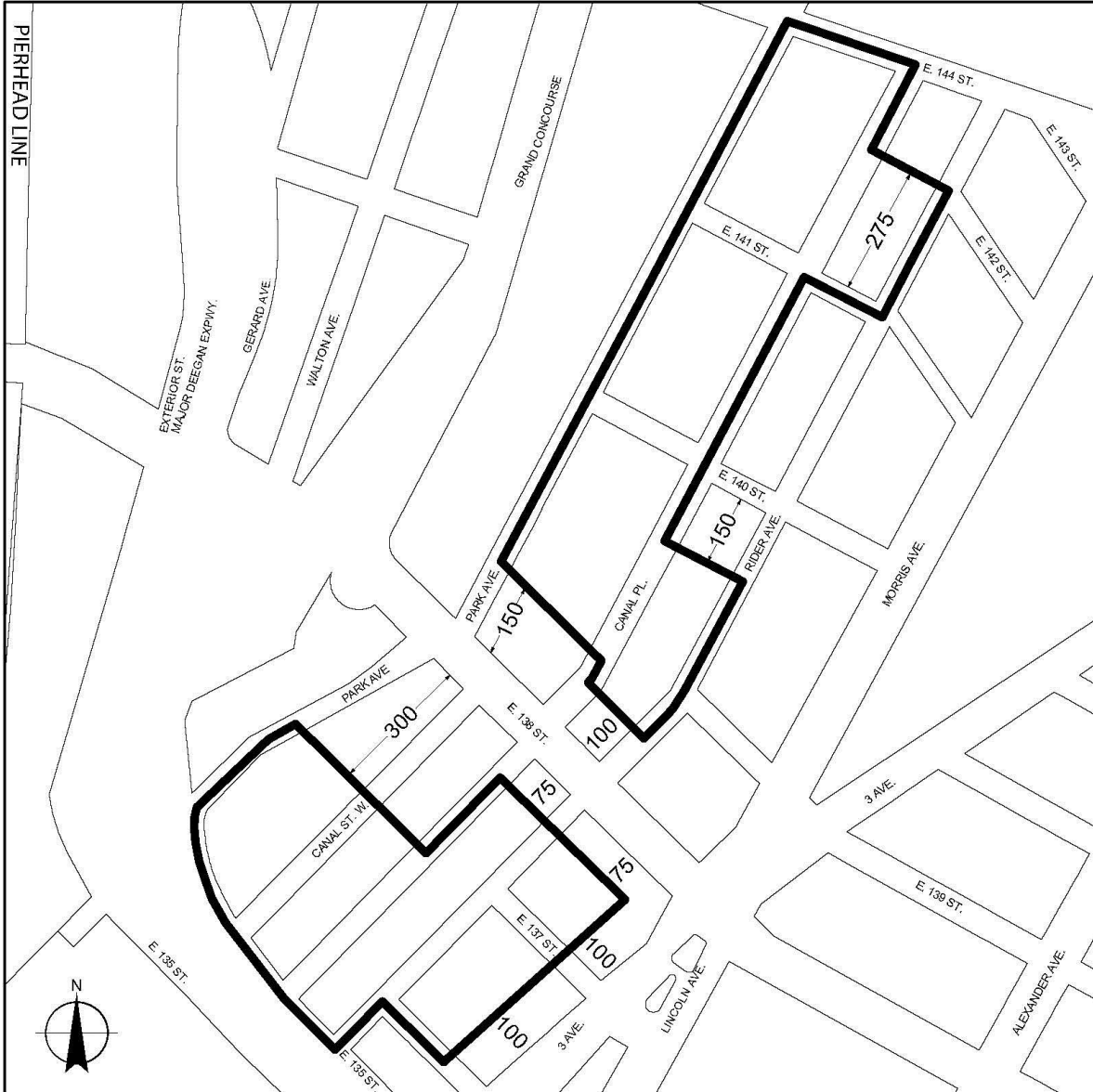
Staten Island



The numbers on this Index Map correspond with the map numbers for this borough.

Port Morris

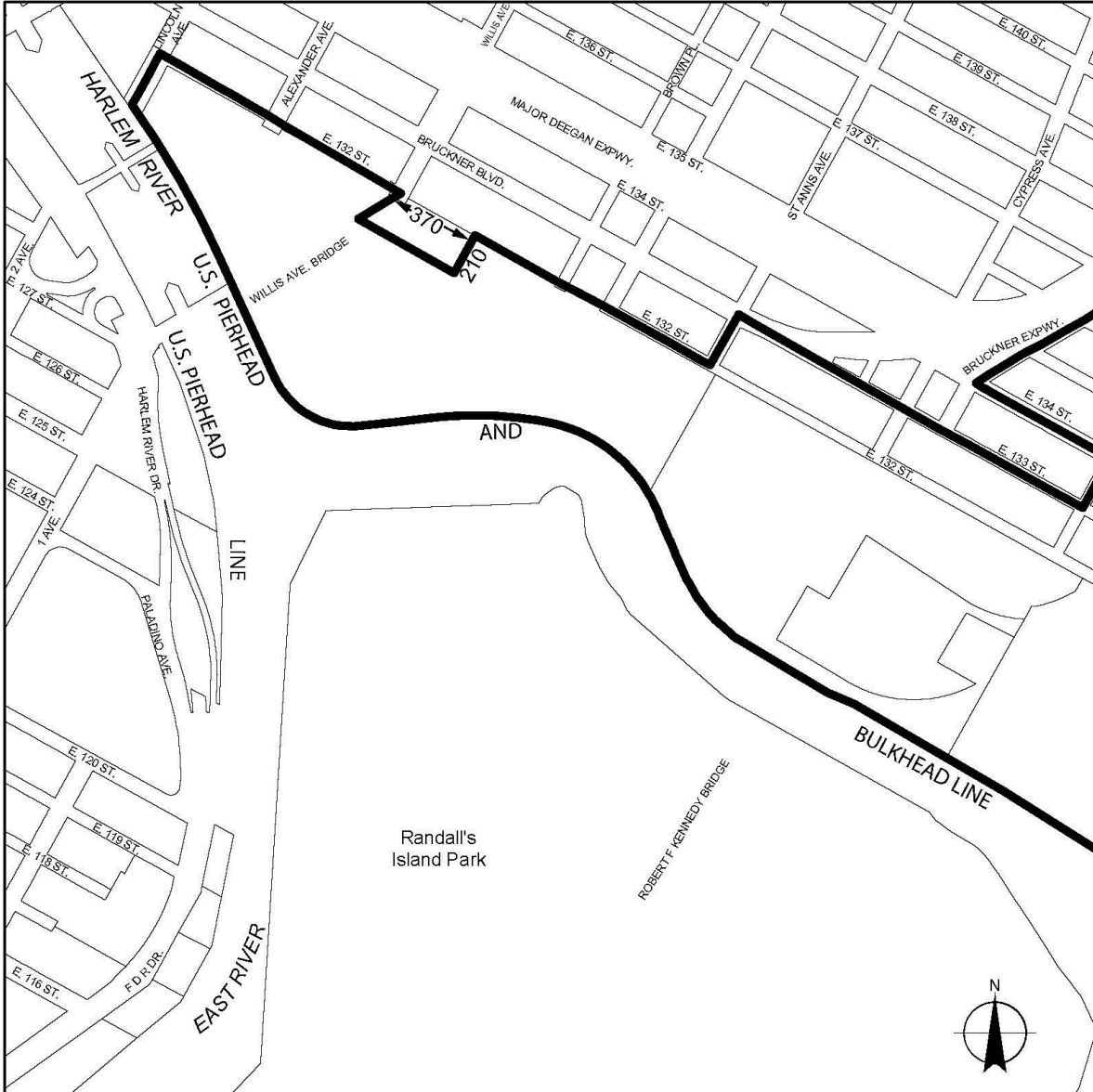
Map 1



Portion of Community District 1, Bronx

Port Morris

Map 2



Portion of Community District 1, Bronx

Port Morris/Hunts Point

Map 3



Portions of Community Districts 1 and 2, Bronx

Hunts Point

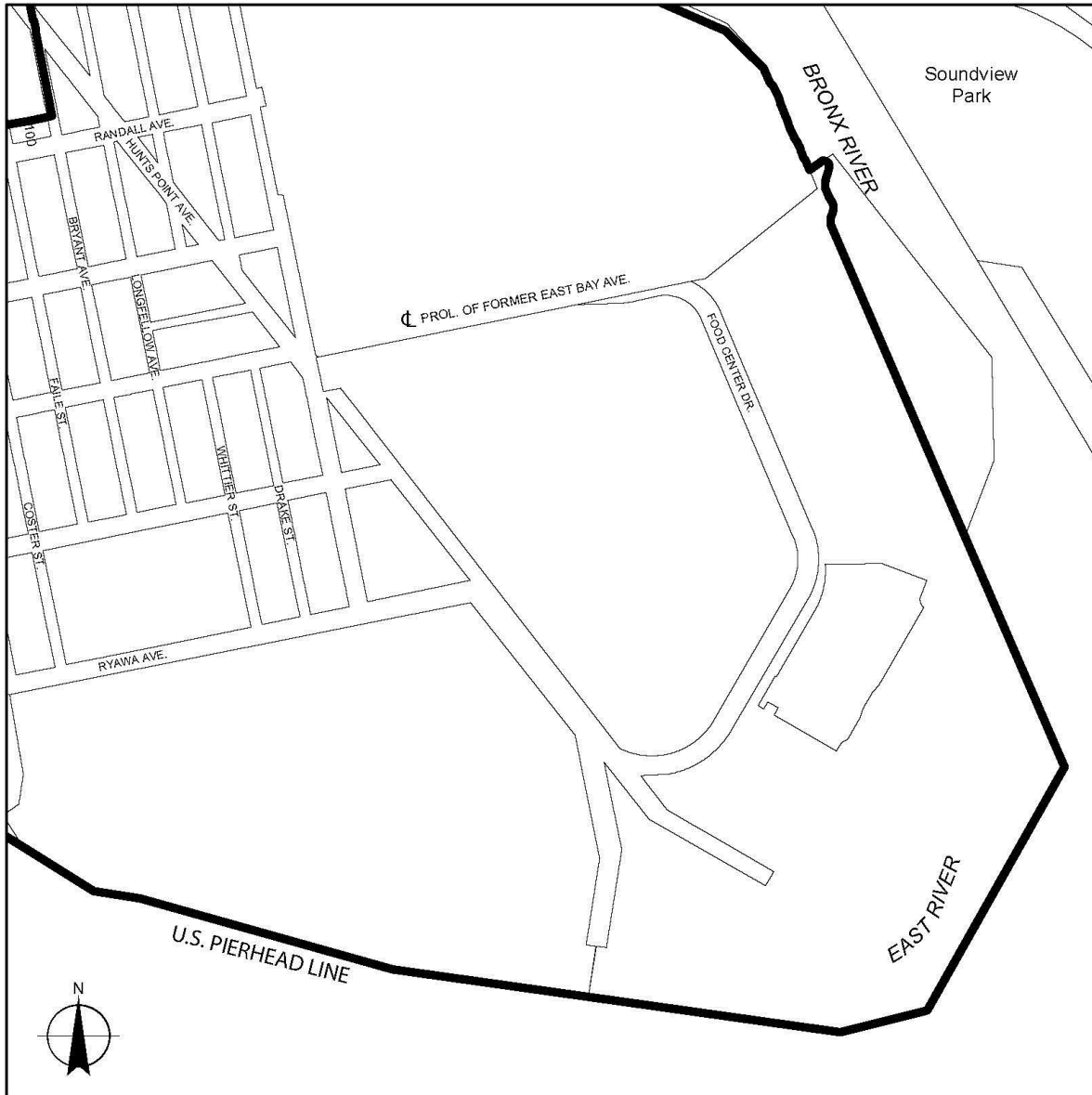
Map 1



Portion of Community District 2, Bronx

Hunts Point

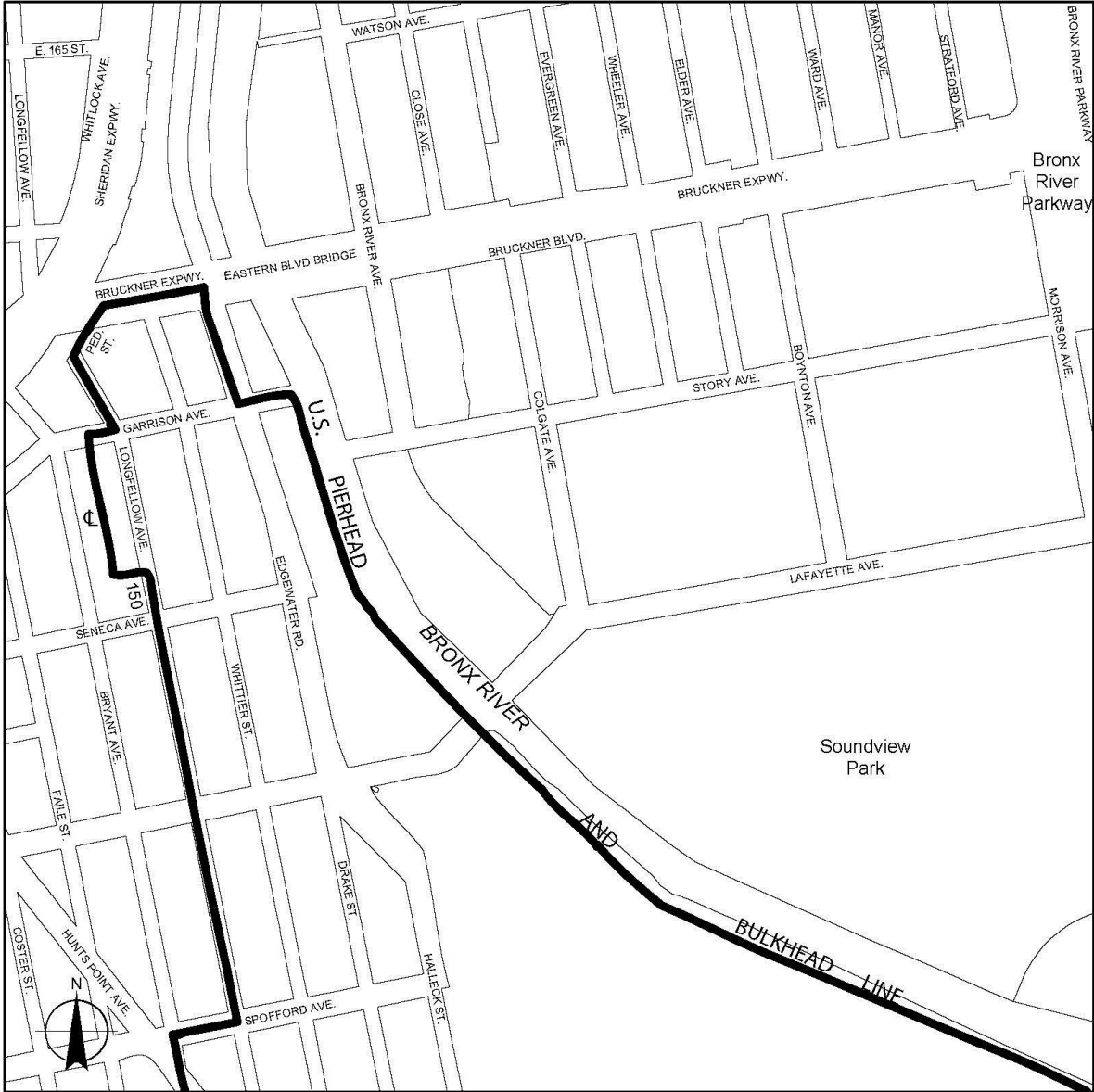
Map 2



Portion of Community District 2, Bronx

Hunts Point

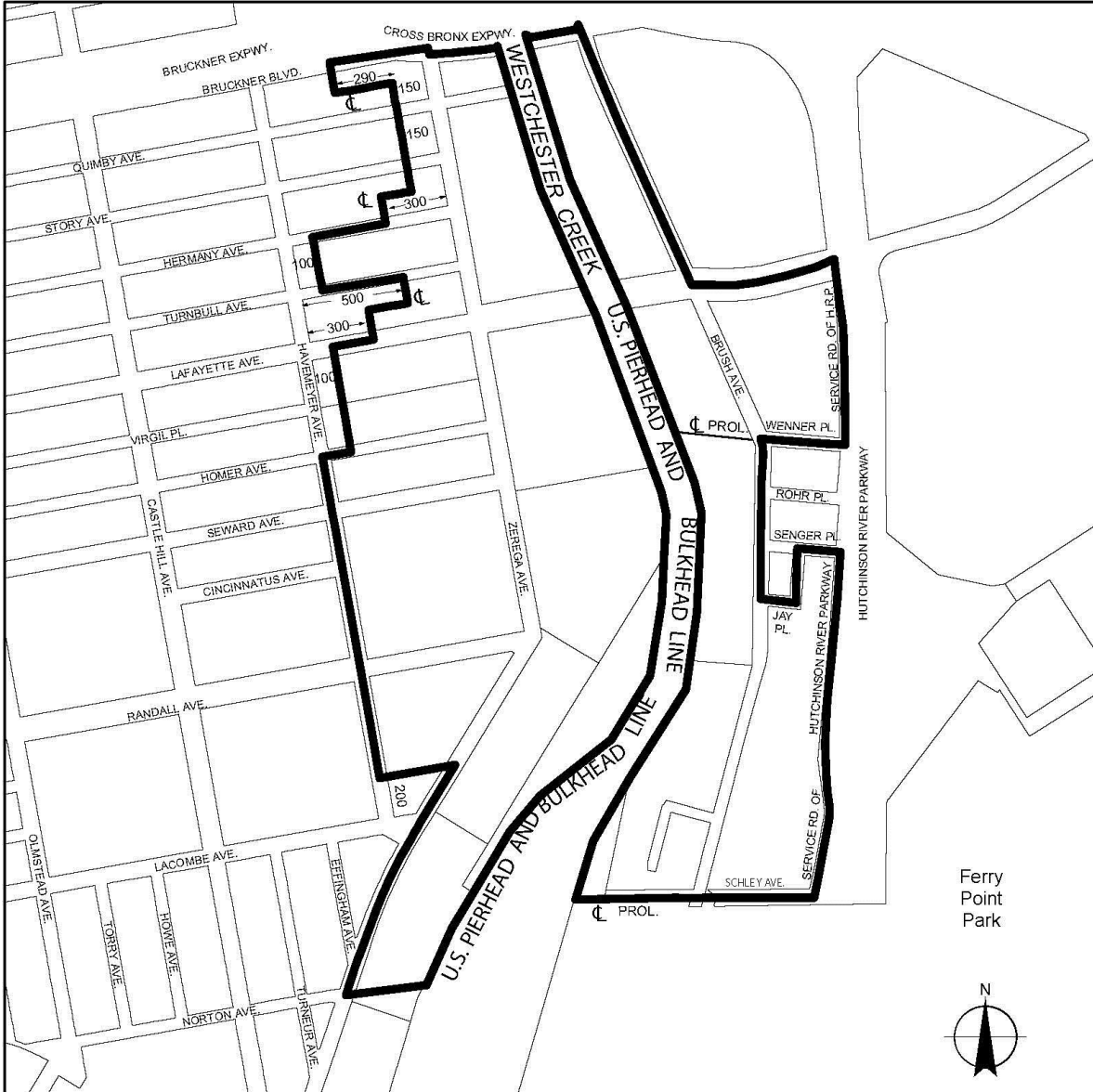
Map 3



Portion of Community District 2, Bronx

Zerega

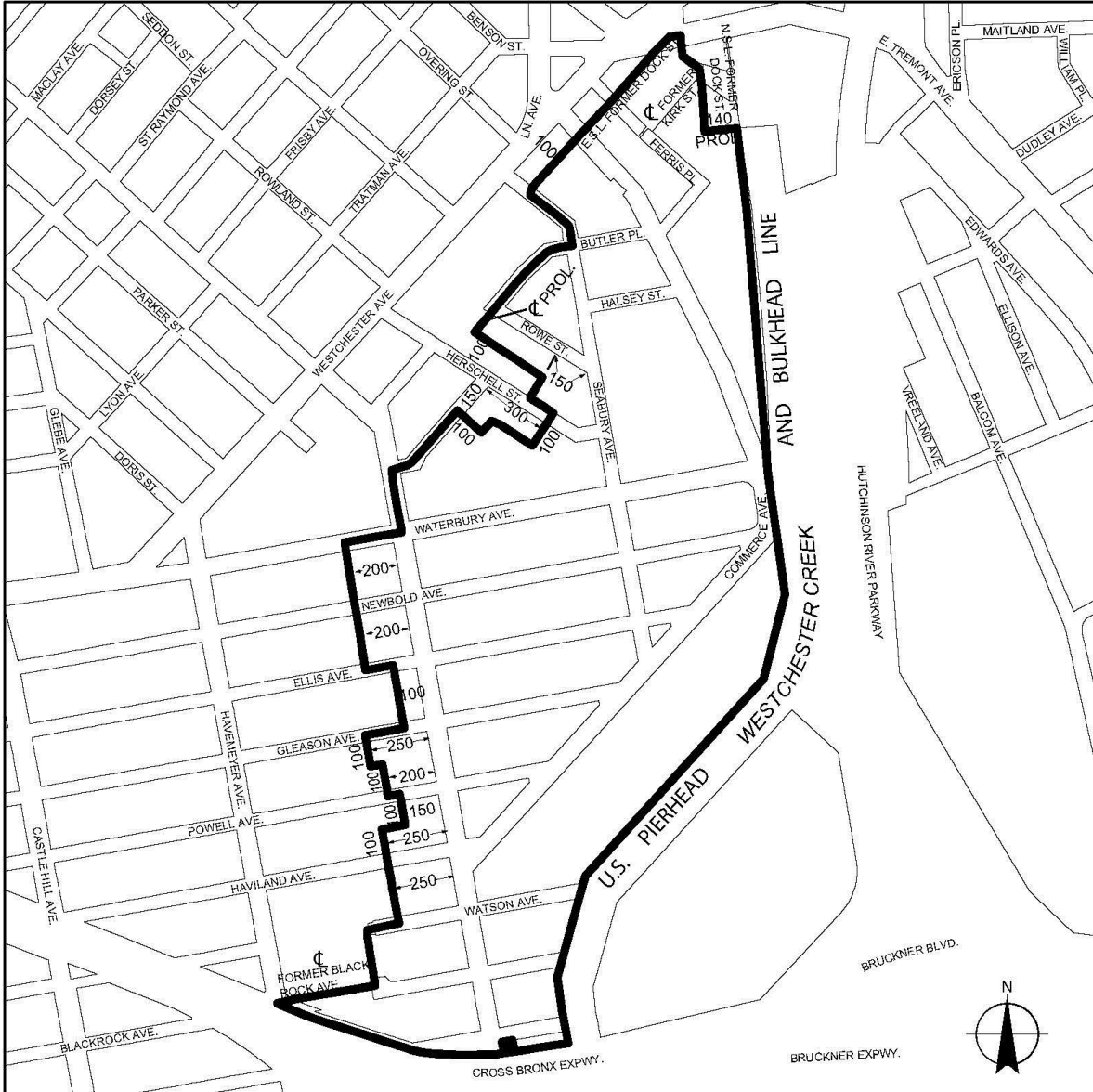
Map 1



Portion of Community District 9, Bronx

Zerega

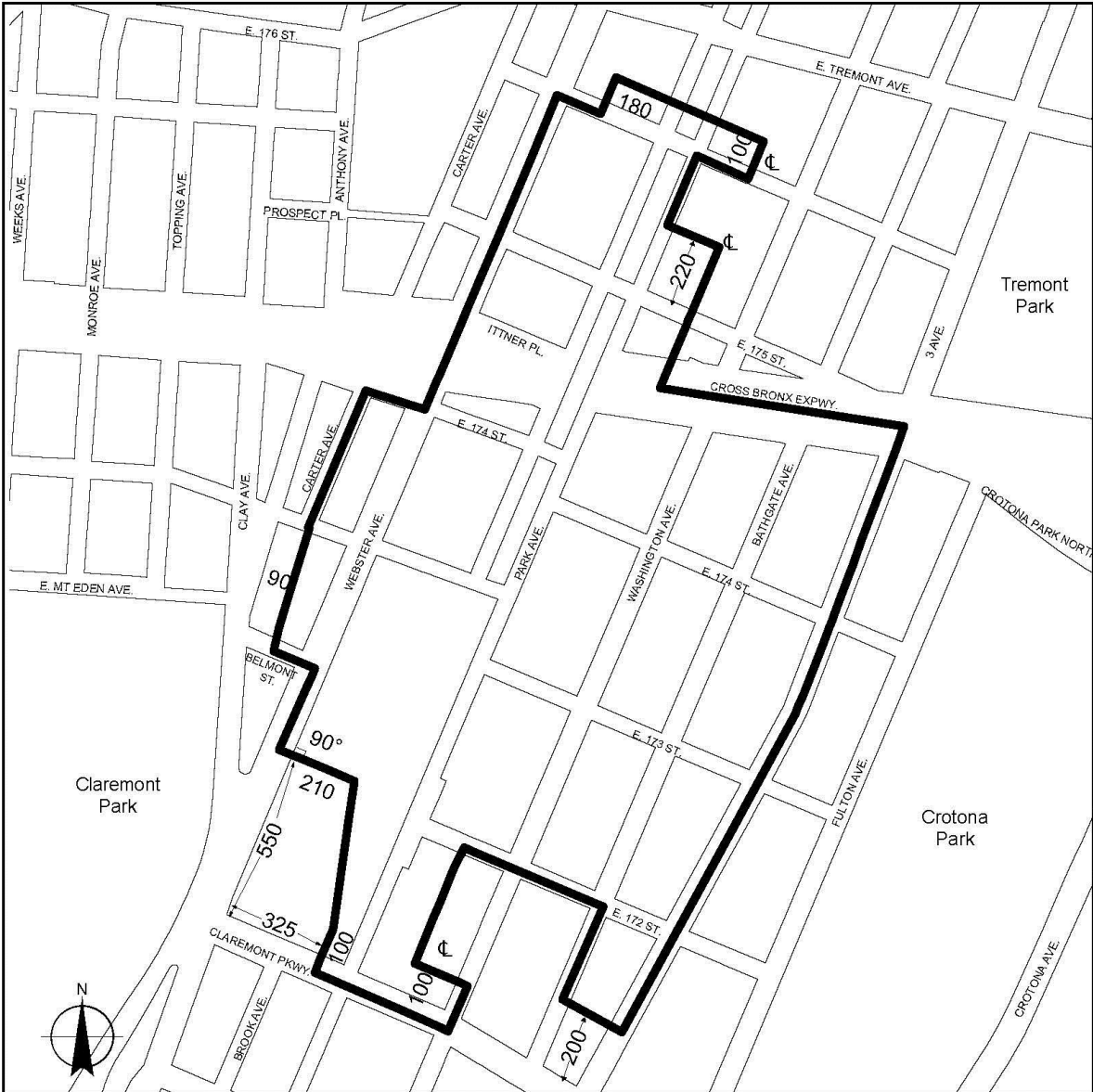
Map 2



Portions of Community Districts 9 and 10, Bronx

Bathgate

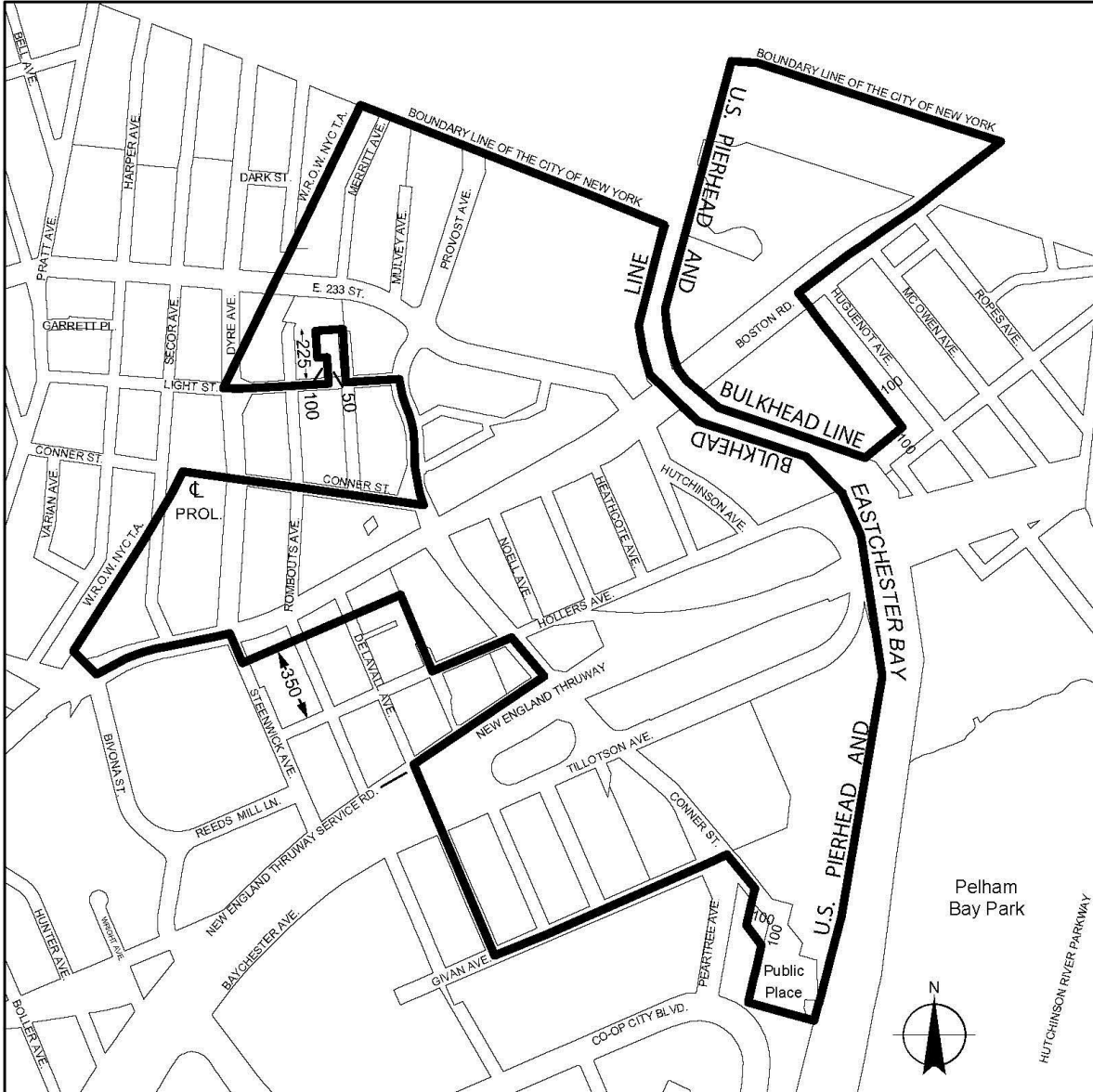
Map 1



Portion of Community Districts 3, 4, and 6, Bronx

Eastchester

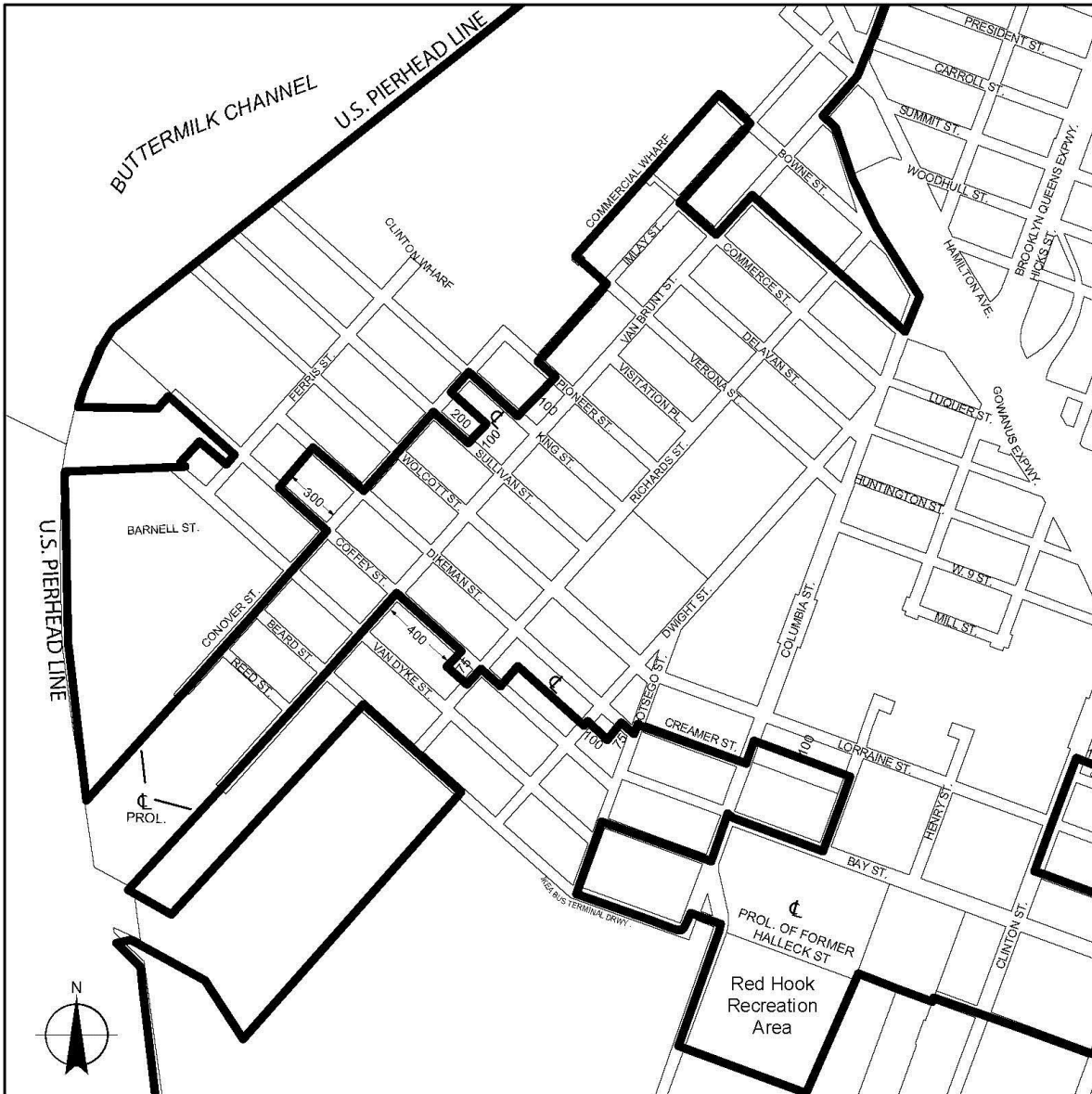
Map 1



Portions of Community Districts 10 and 12, Bronx

Southwest Brooklyn

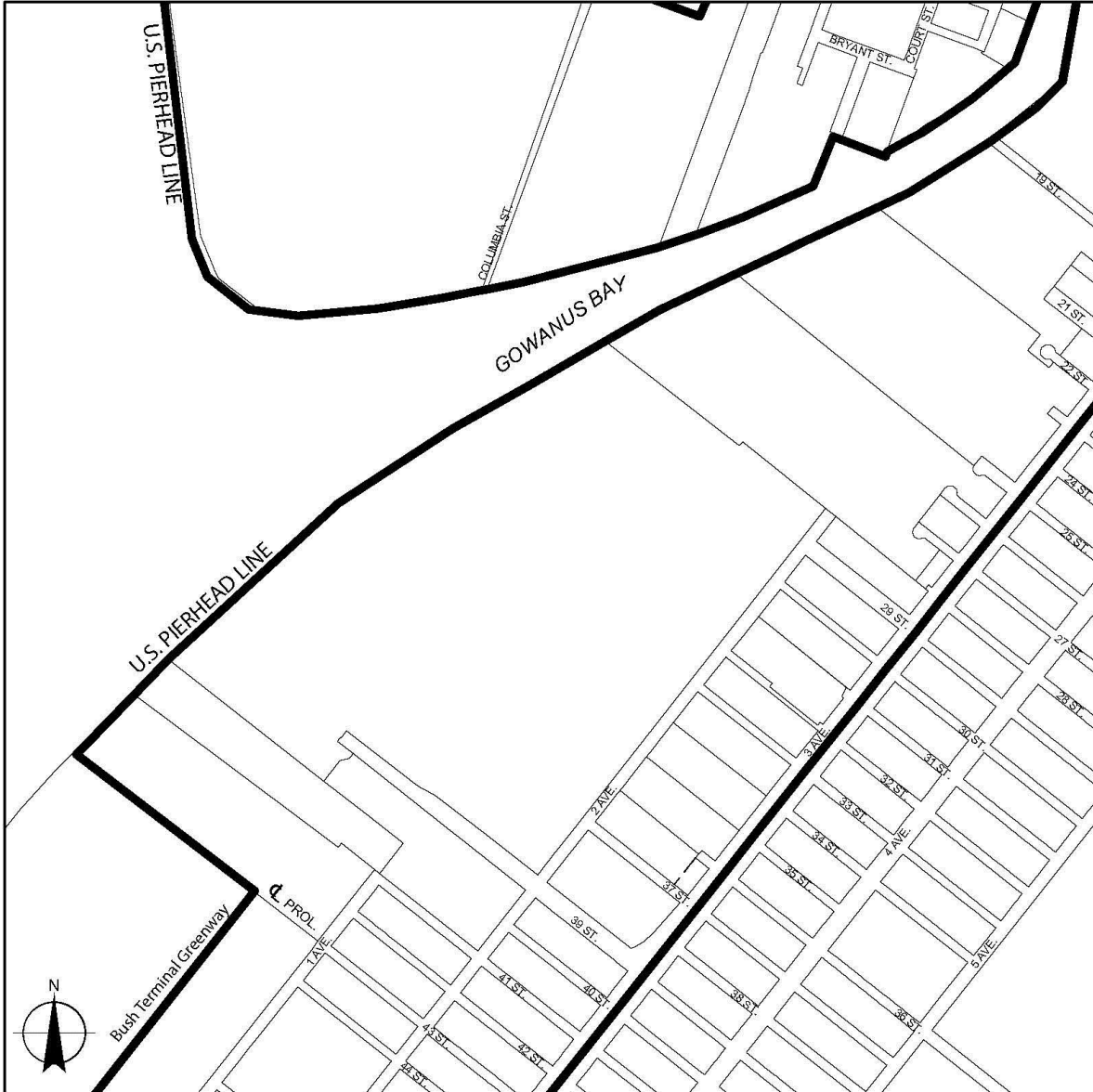
Map 2



Portion of Community District 6, Brooklyn

Southwest Brooklyn

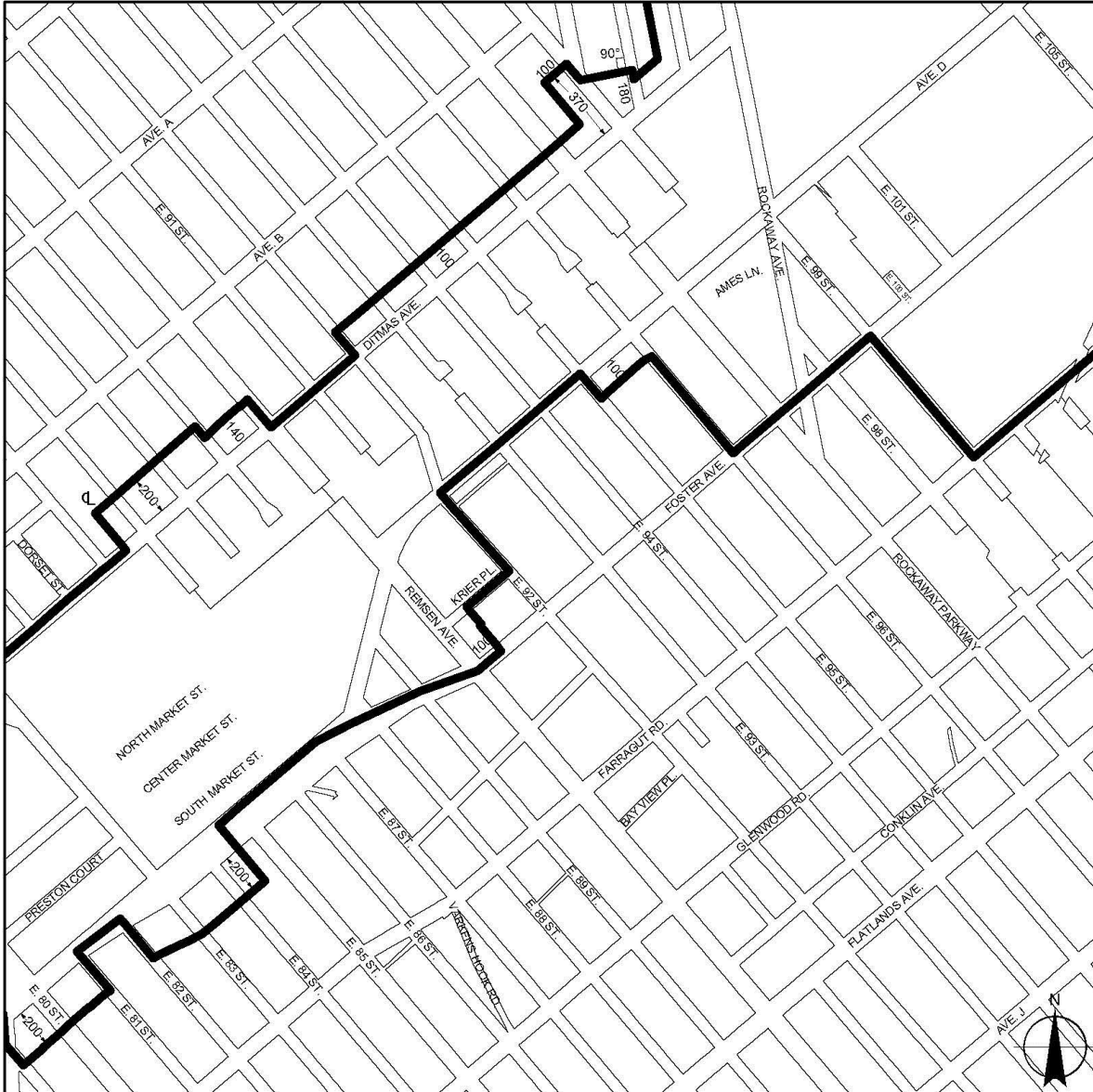
Map 4



Portions of Community Districts 6 and 7, Brooklyn

Flatlands/Fairfield

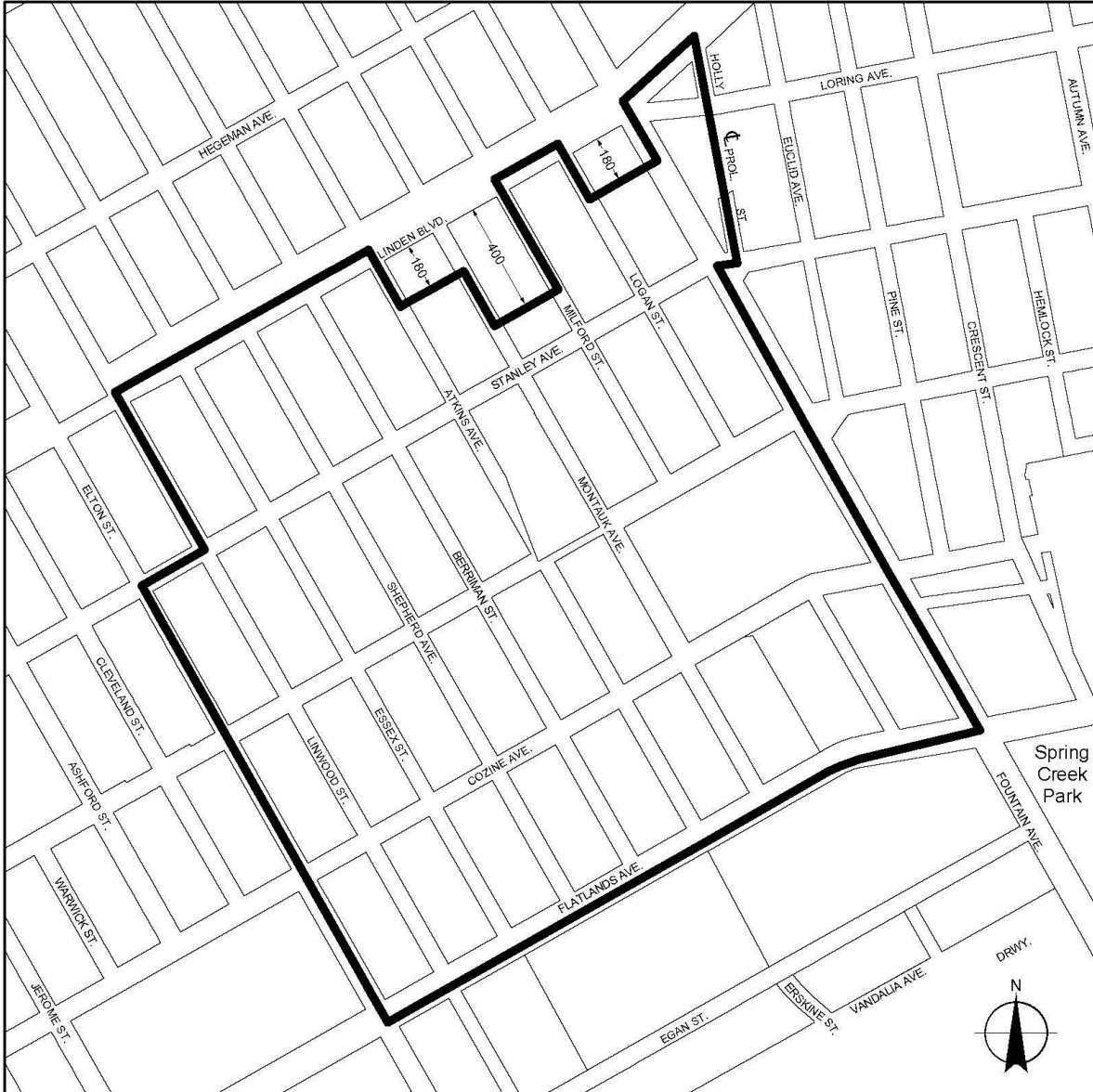
Map 2



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

Map 4



Portion of Community District 5, Brooklyn

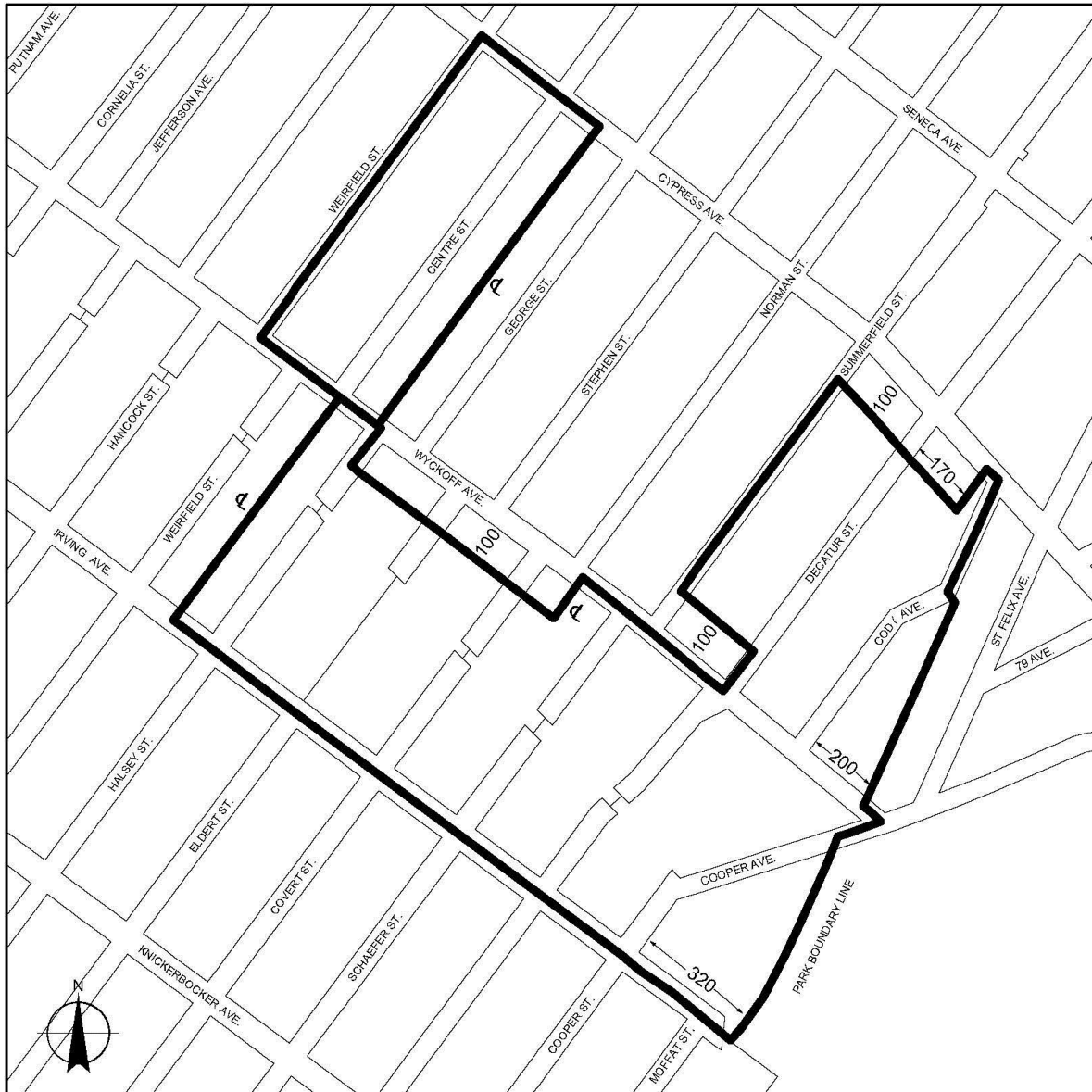
East New York
Map 2



Portions of Community Districts 5 and 16, Brooklyn

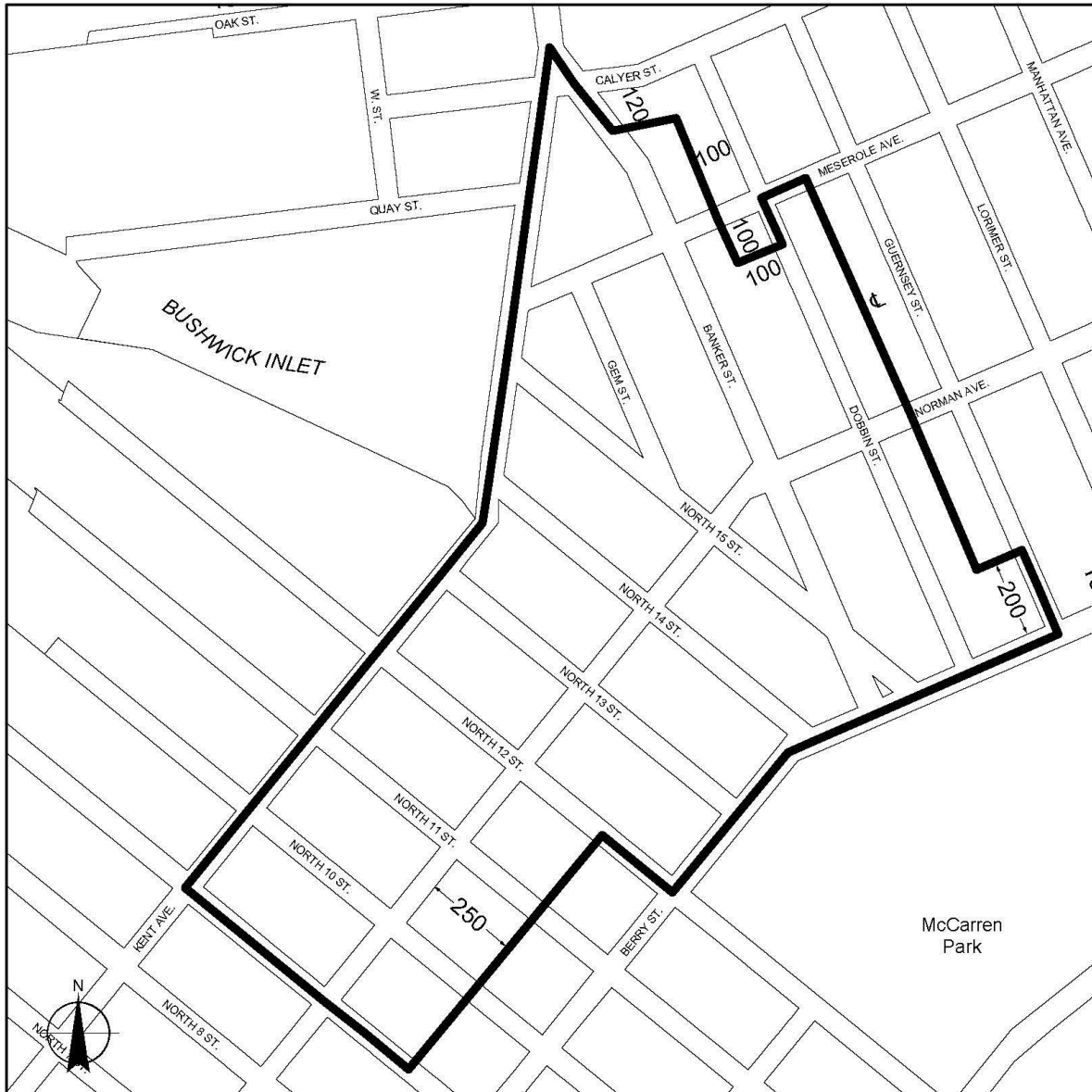
Ridgewood

Map 1



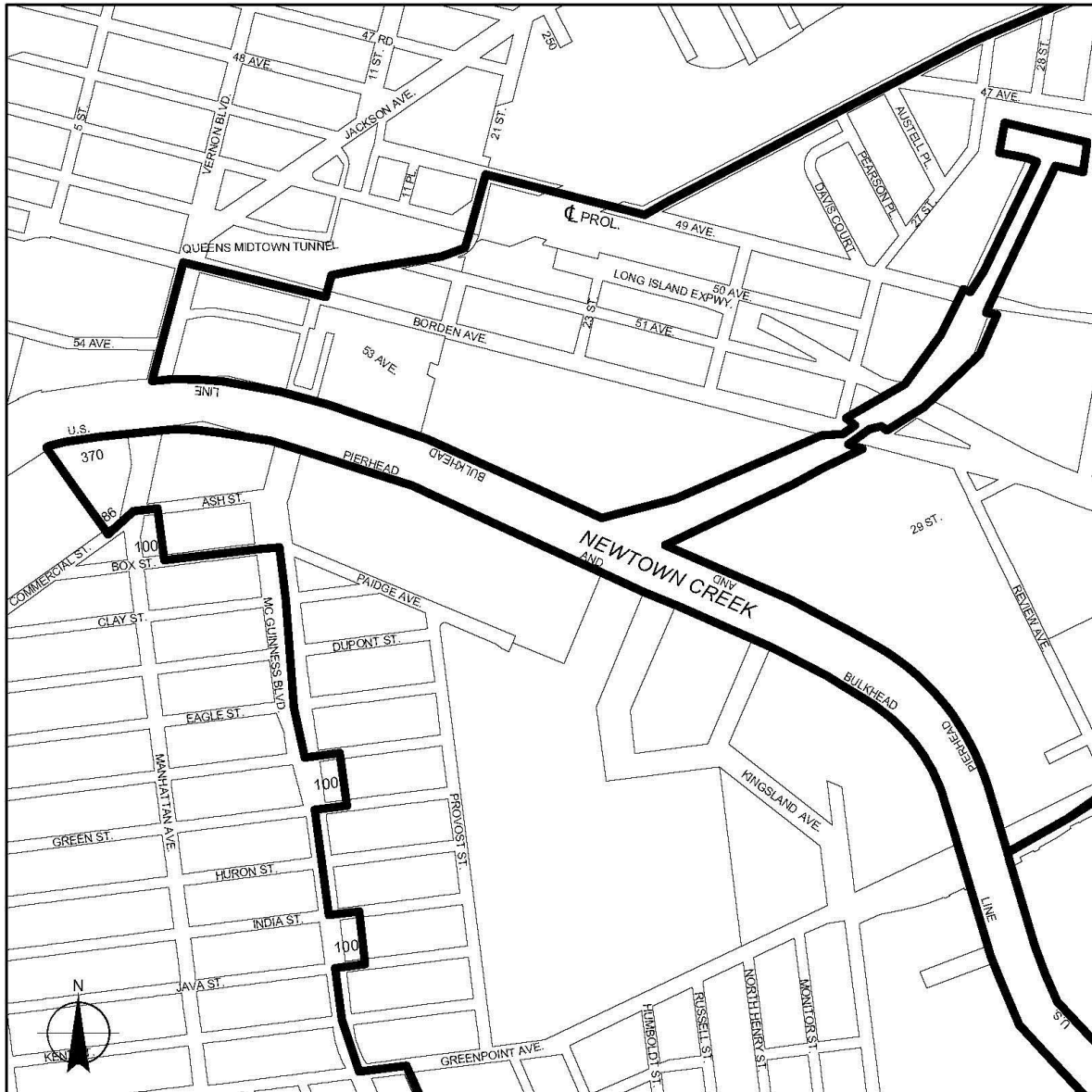
Portions of Community District 4, Brooklyn and Community District 5, Queens

Williamsburg/Greenpoint
Map 1



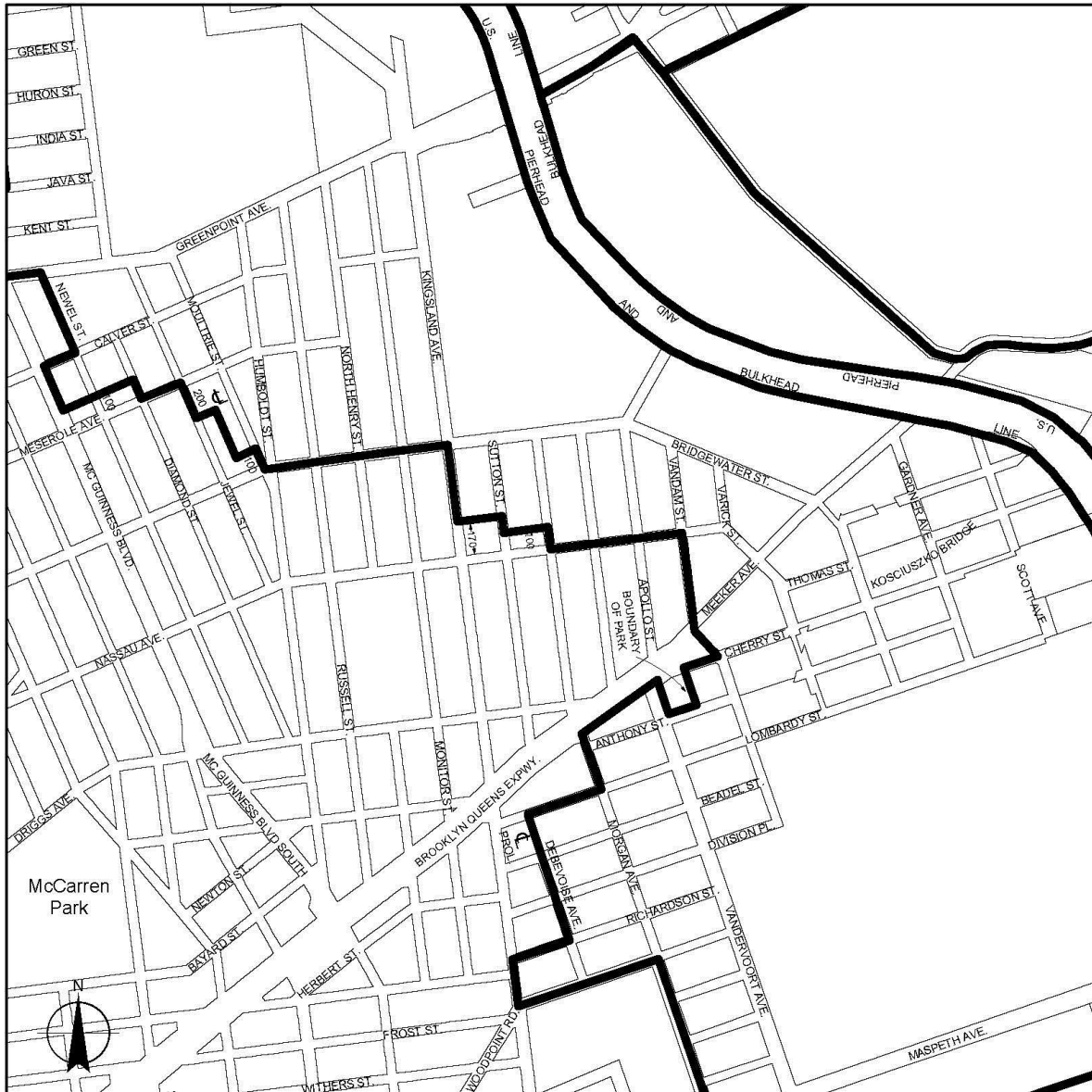
Portion of Community District 1, Brooklyn

North Brooklyn/Long Island City
Map 1



Portions of Community District 1, Brooklyn and Community District 2, Queens

North Brooklyn/Maspeth
Map 2



Portions of Community District 1, Brooklyn and Community District 2, Queens

Maspeth

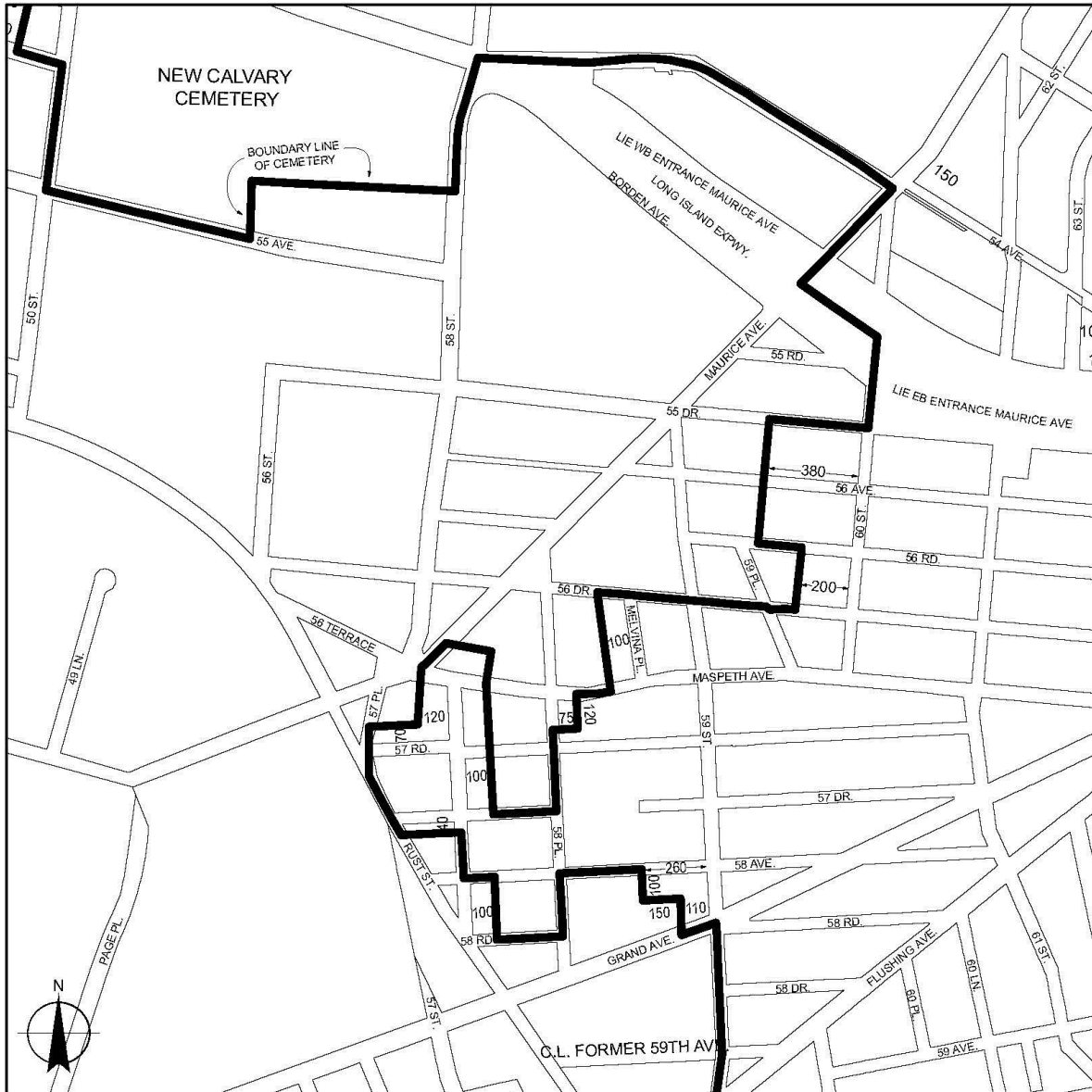
Map 1



Portion of Community District 5, Queens

Maspeth

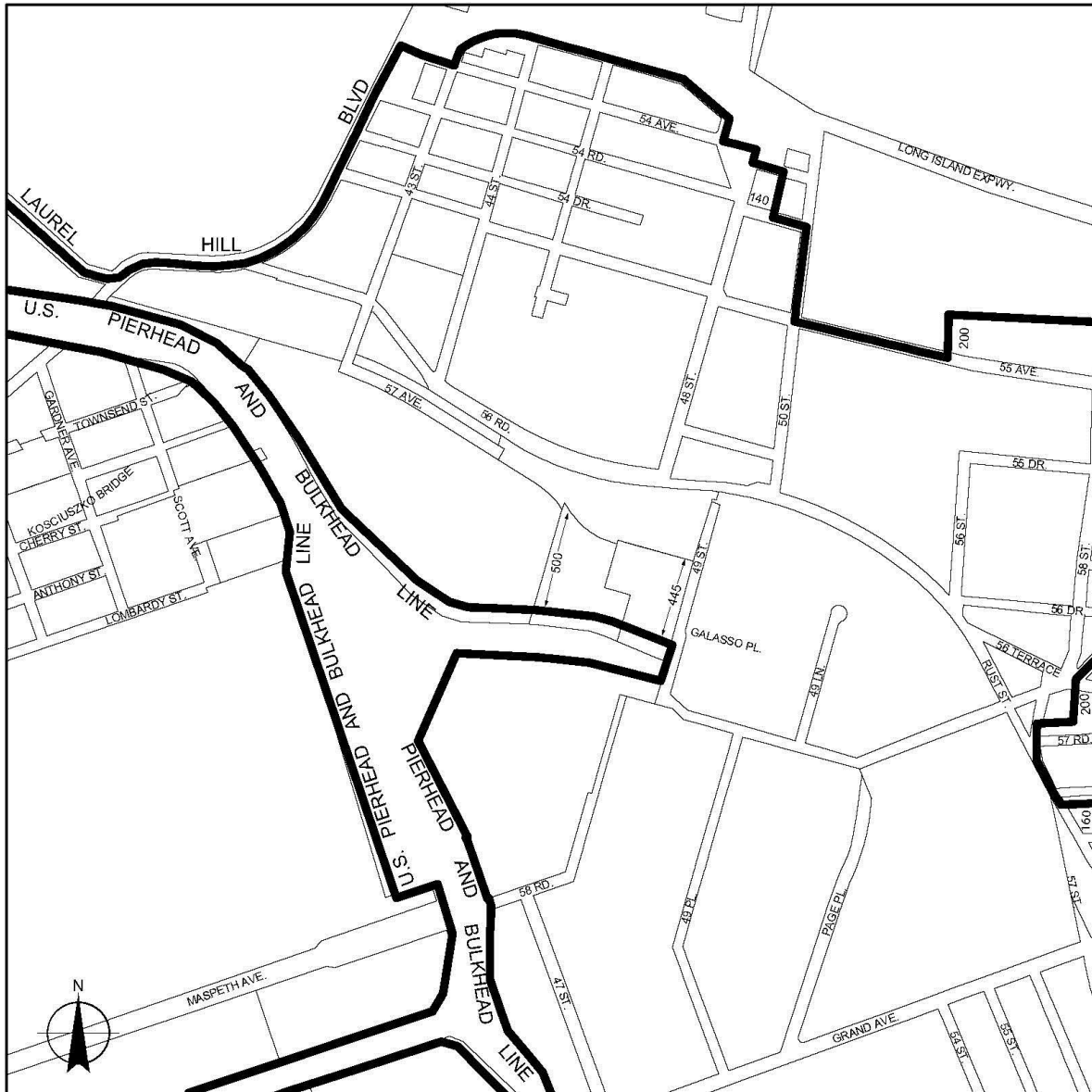
Map 2



Portions of Community Districts 2 and 5, Queens

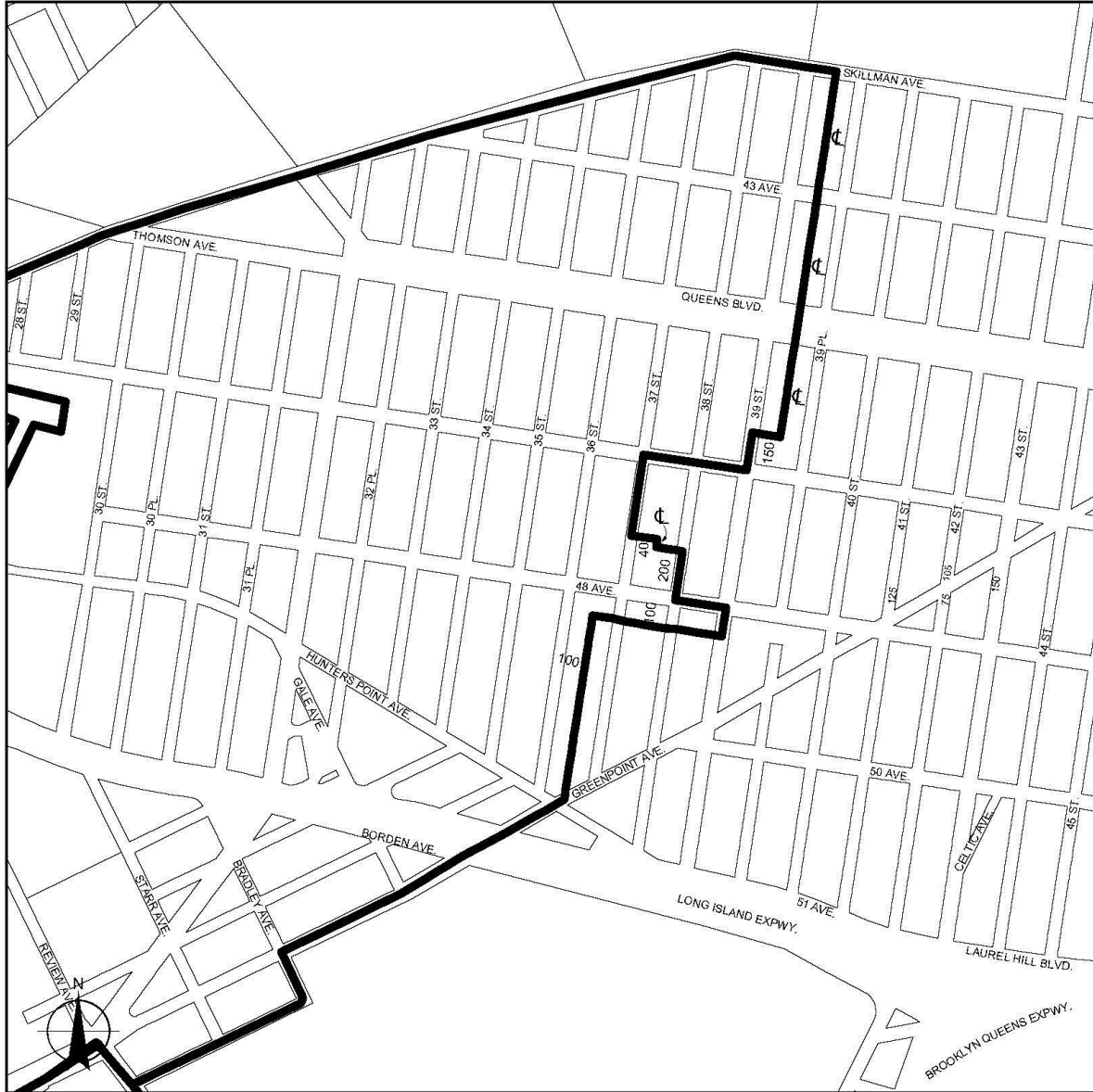
Maspeth/North Brooklyn

Map 4



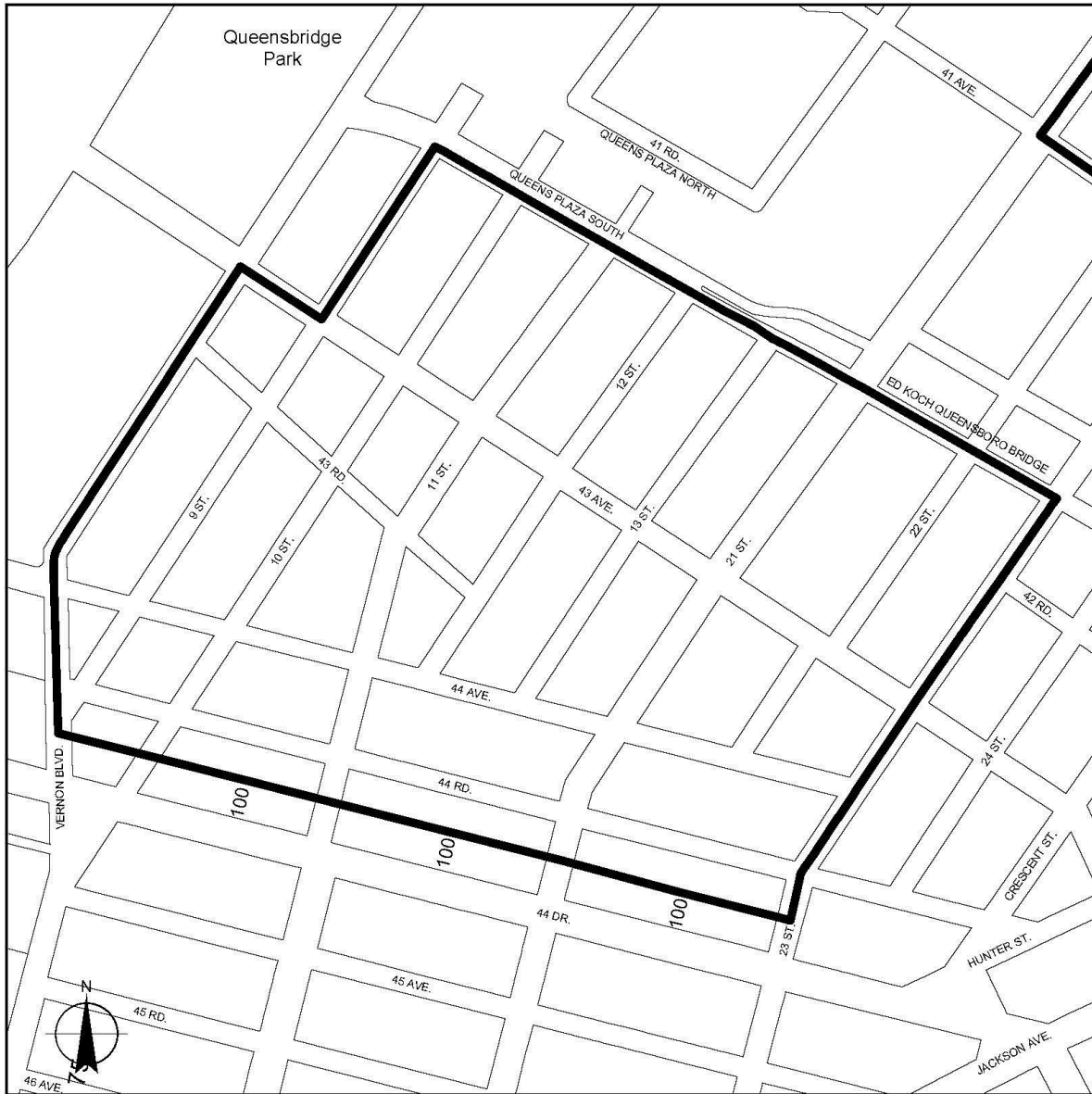
Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

Long Island City
Map 1



Portion of Community District 2, Queens

Long Island City
Map 2



Portion of Community District 2, Queens

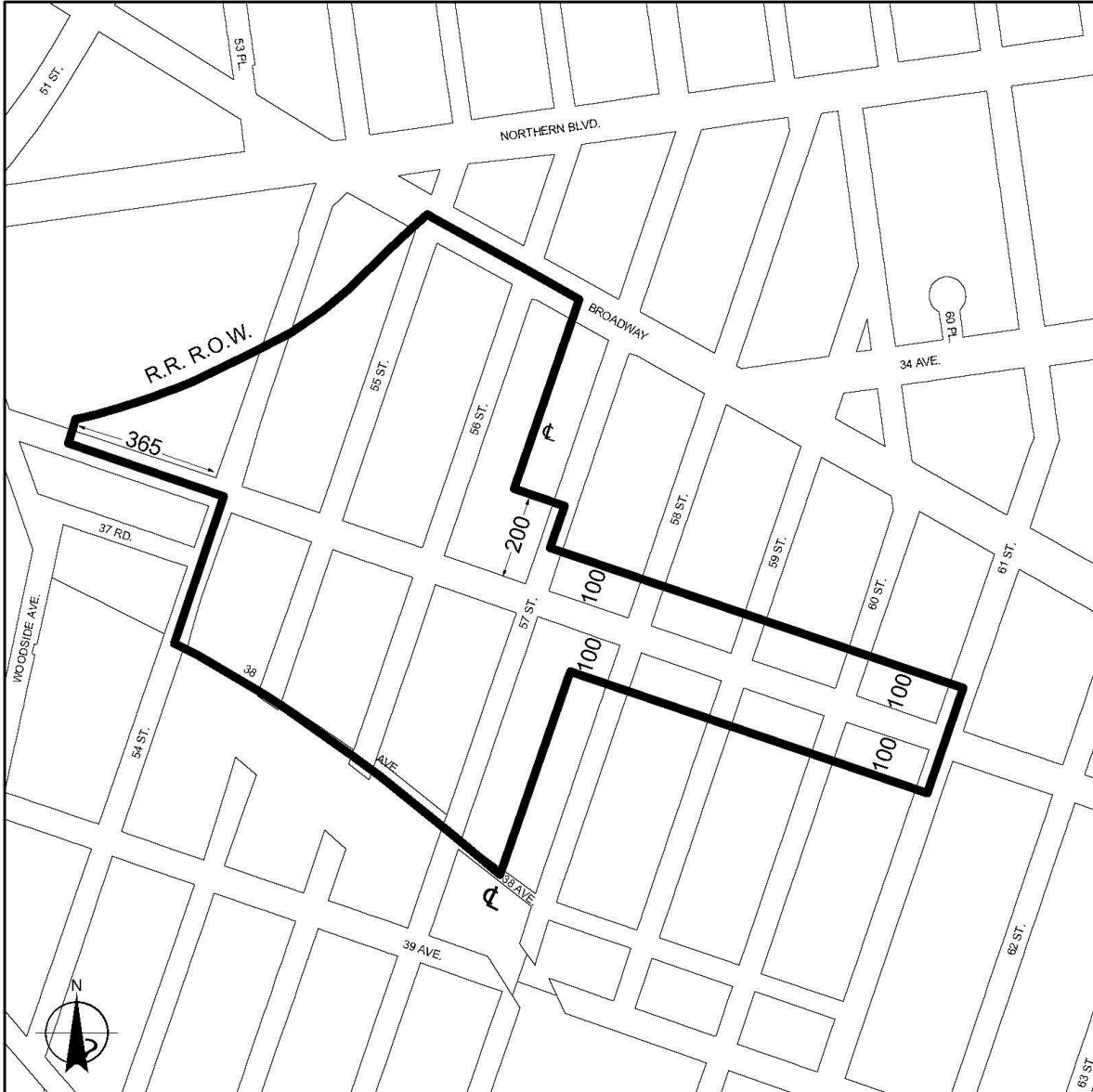
Long Island City
Map 3



Portion of Community District 1, Queens

Woodside

Map 1



Portion of Community District 2, Queens

Steinway

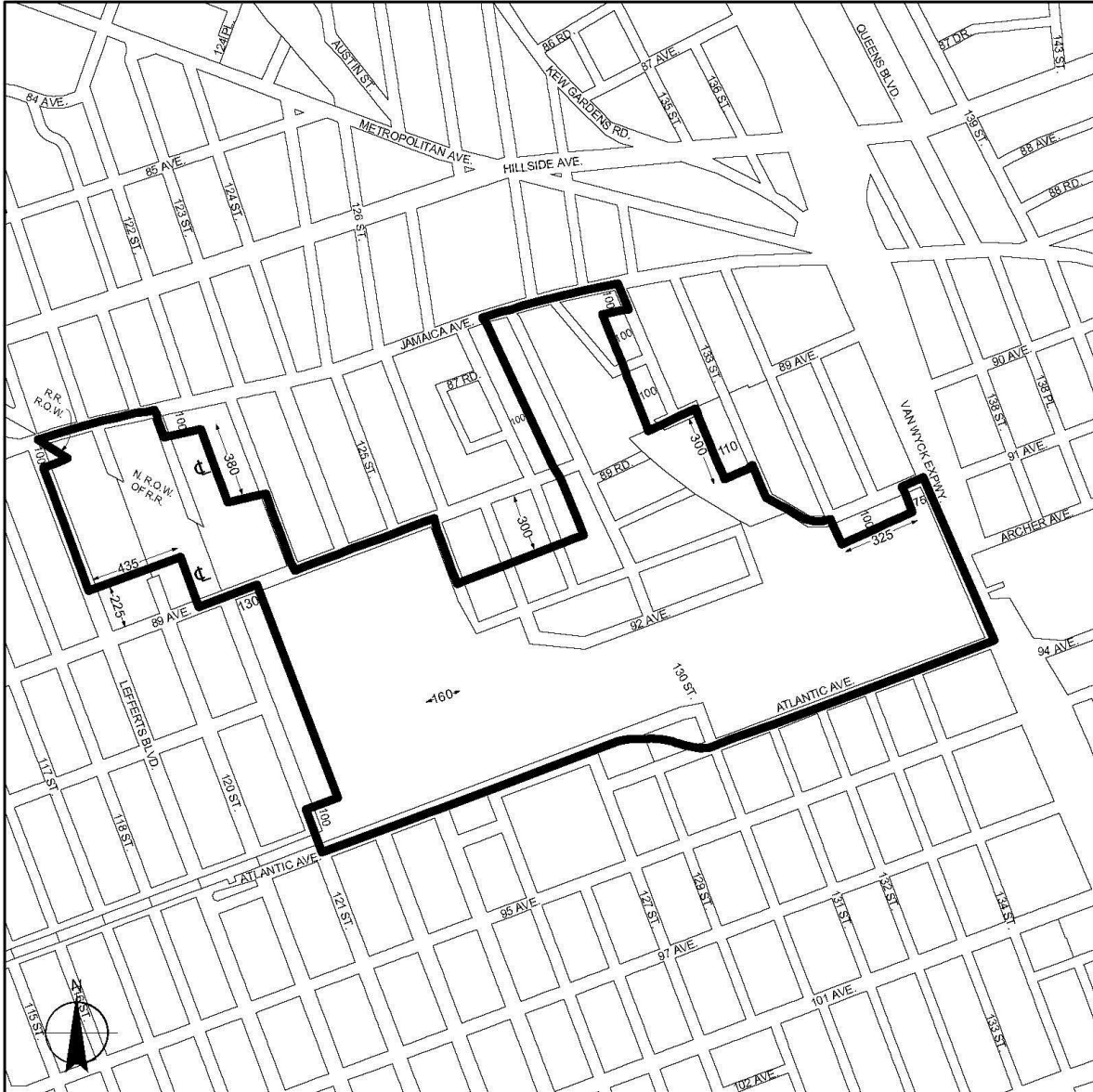
Map 2



Portion of Community District 1, Queens

Jamaica

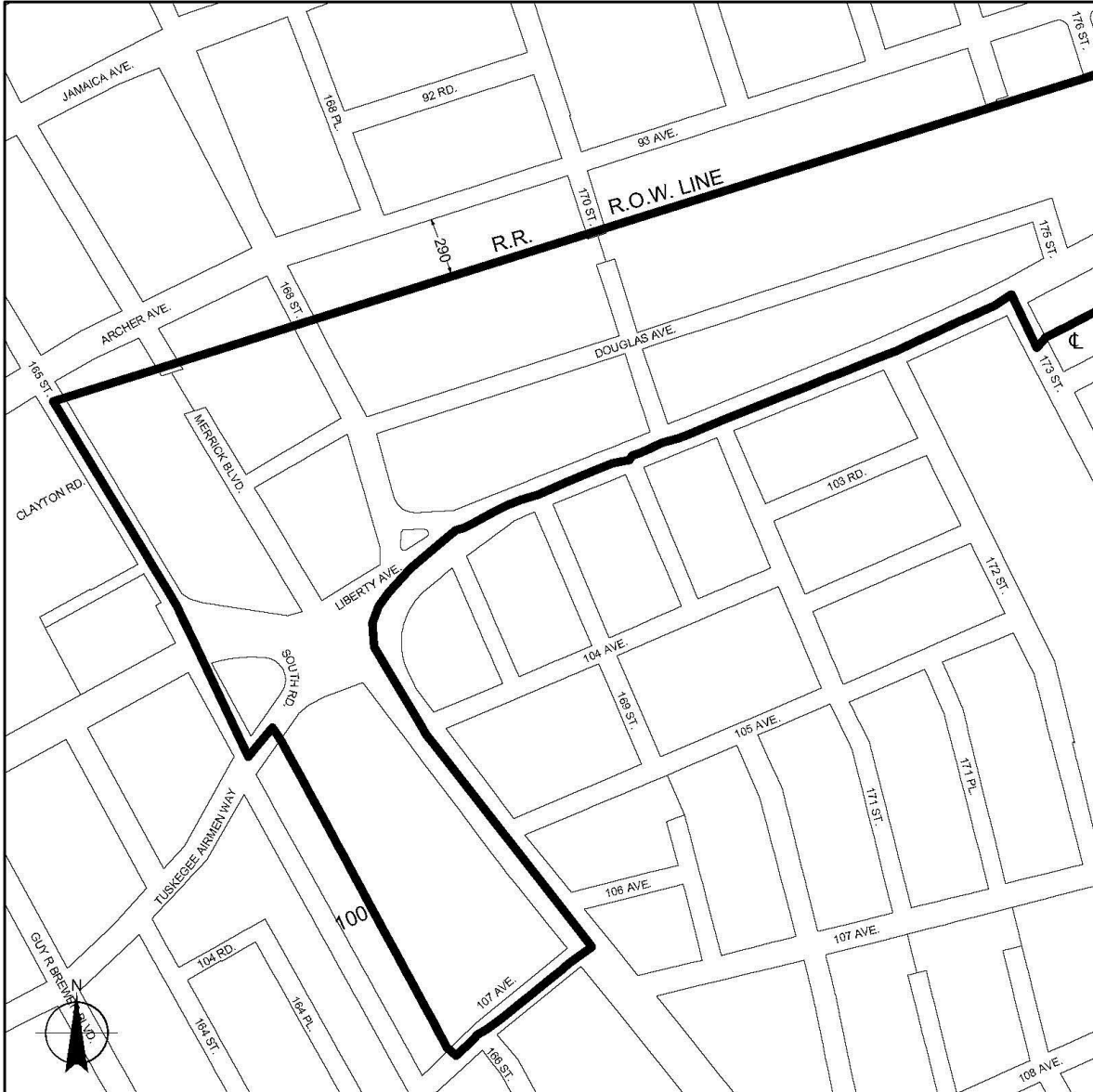
Map 1



Portion of Community District 9, Queens

Jamaica

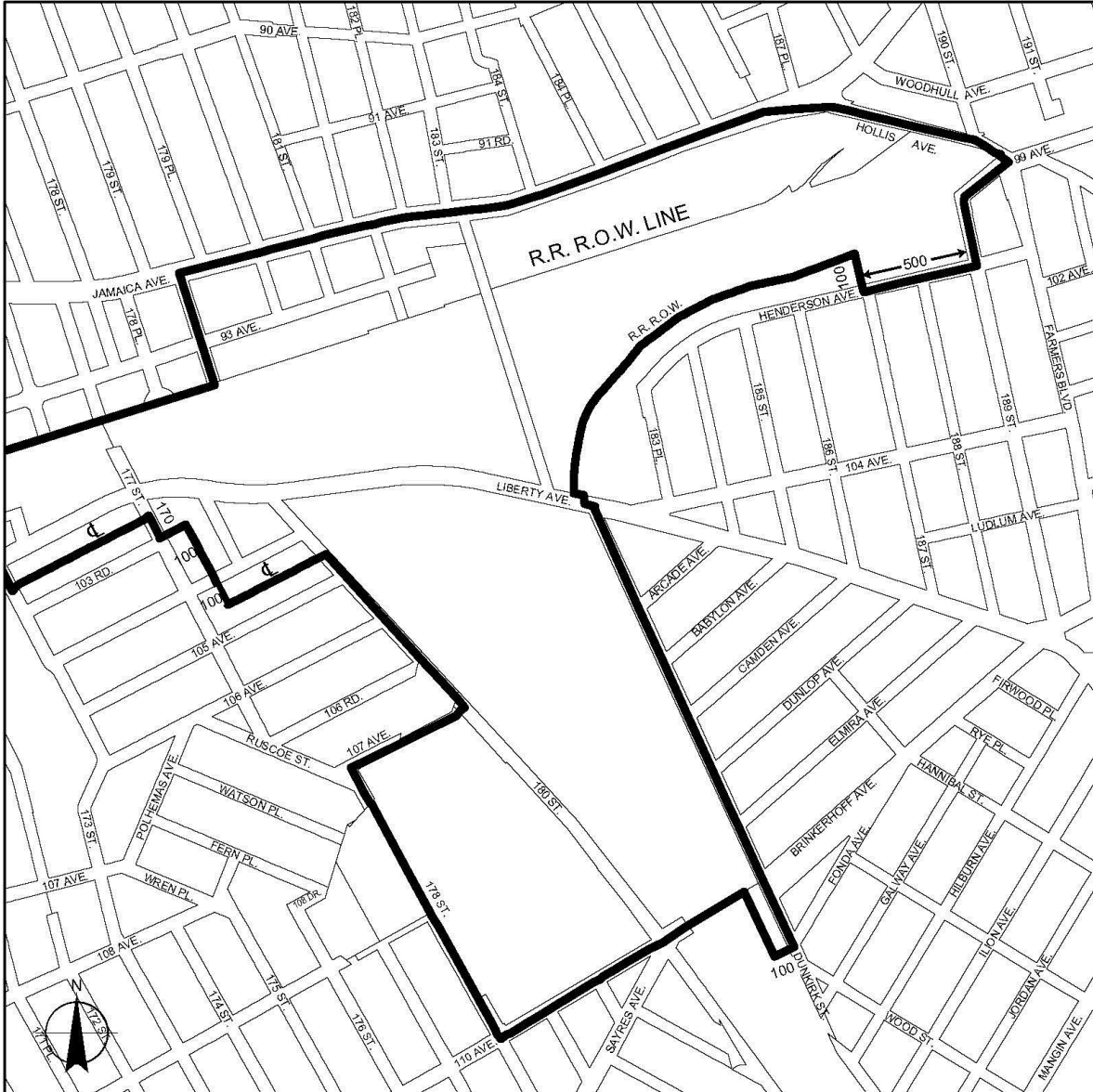
Map 3



Portion of Community District 12, Queens

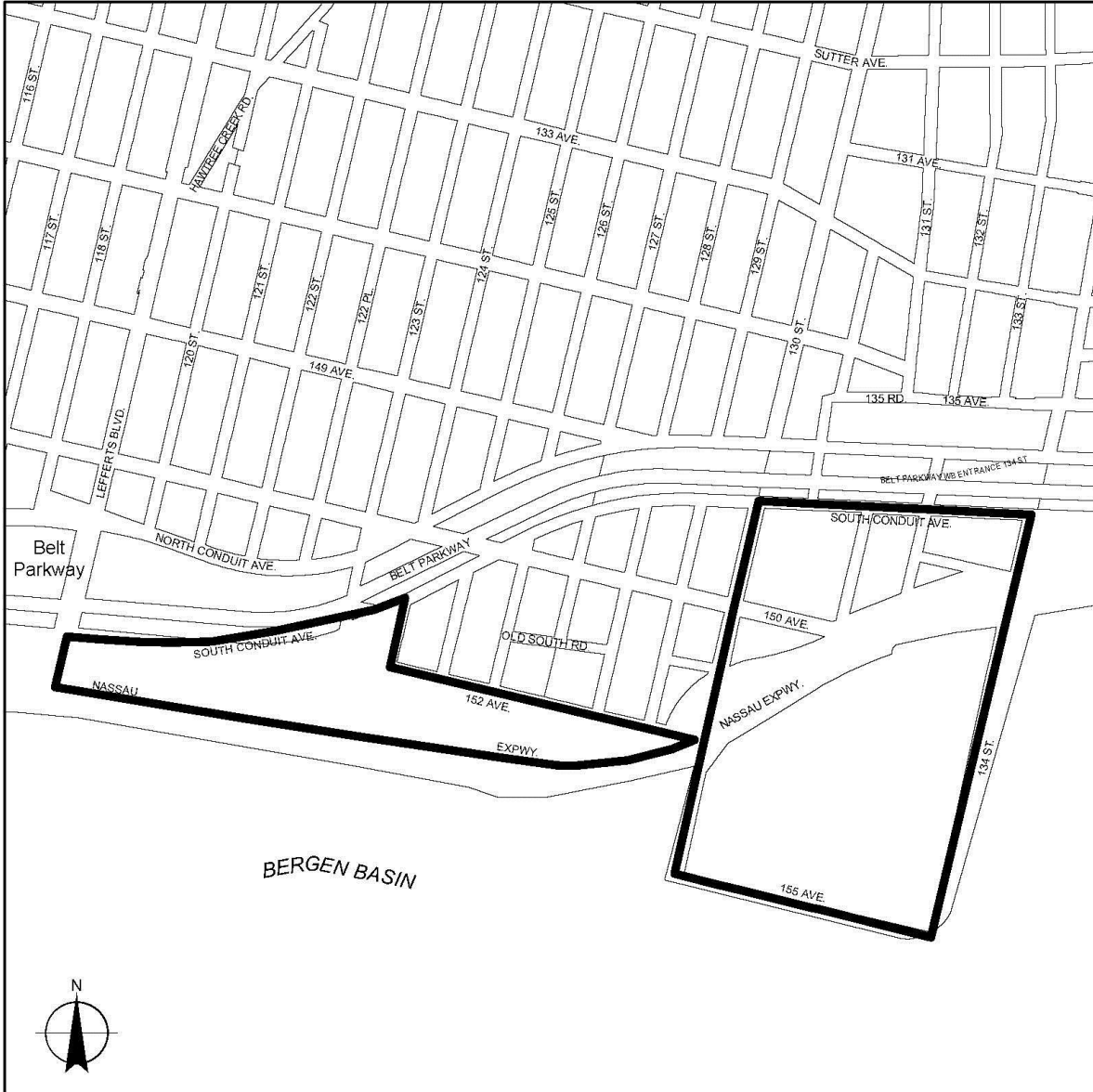
Jamaica

Map 4



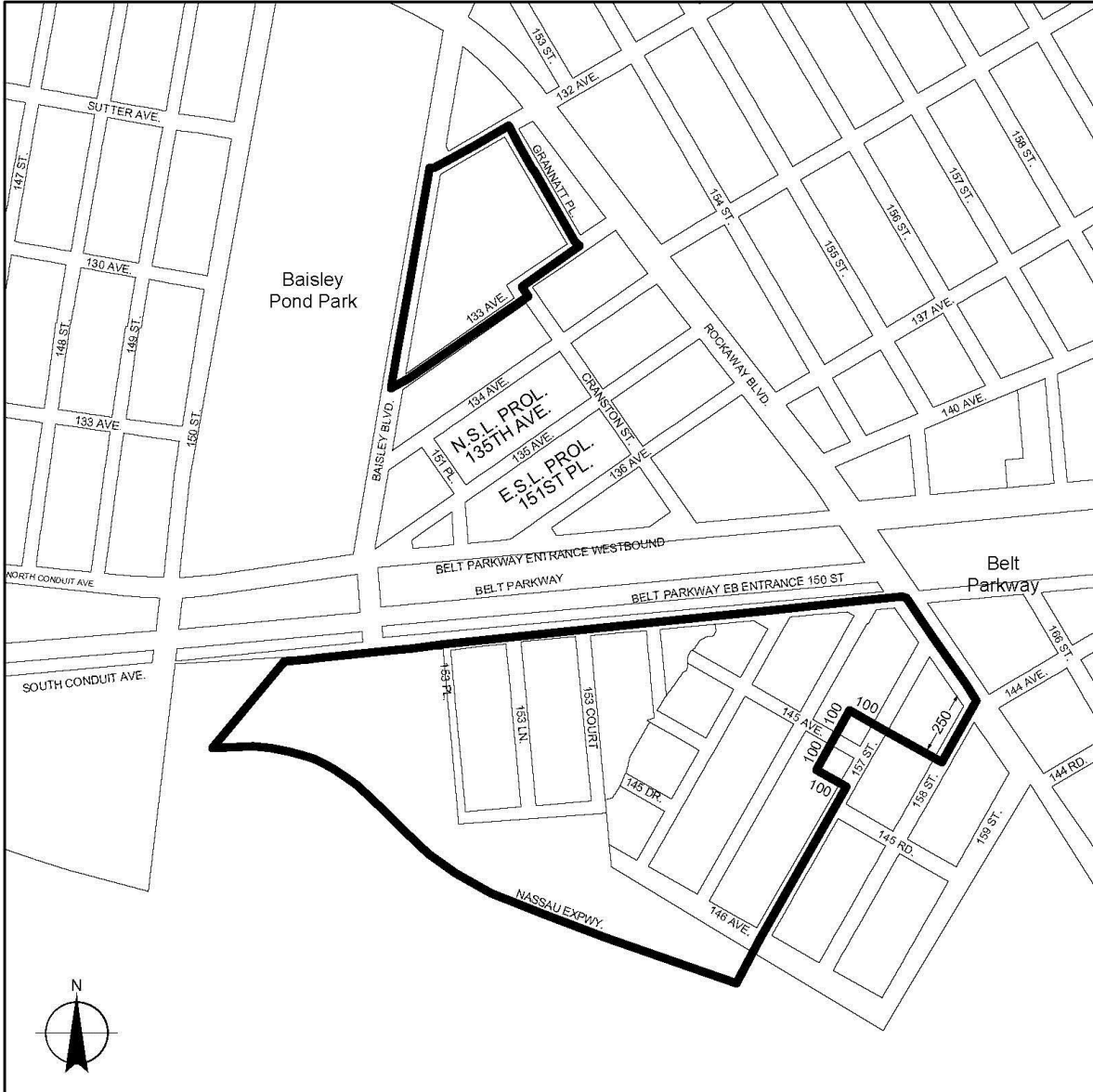
Portion of Community District 12, Queens

JFK
Map 1



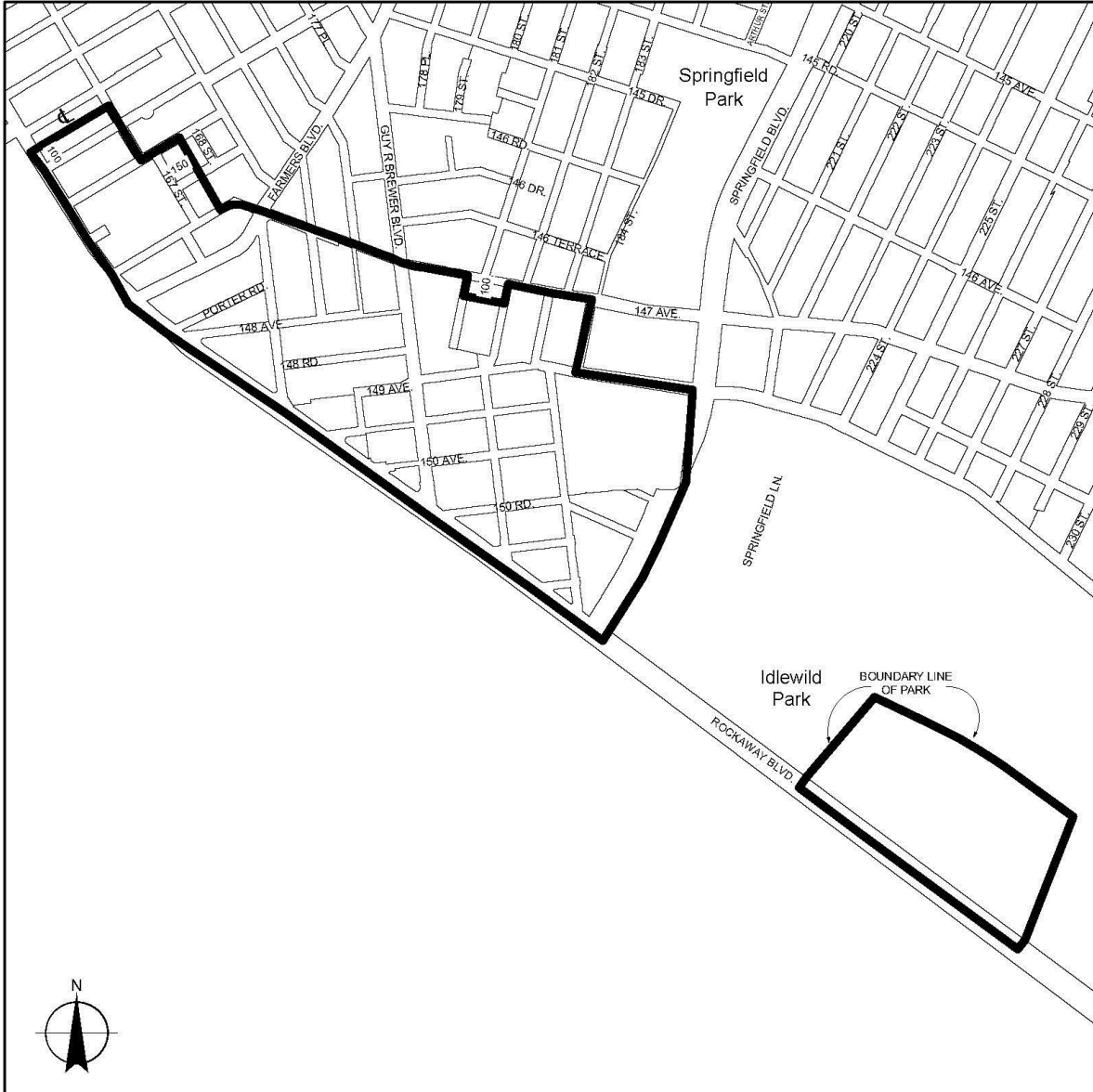
Portion of Community District 10, Queens

JFK
Map 2



Portion of Community District 12, Queens

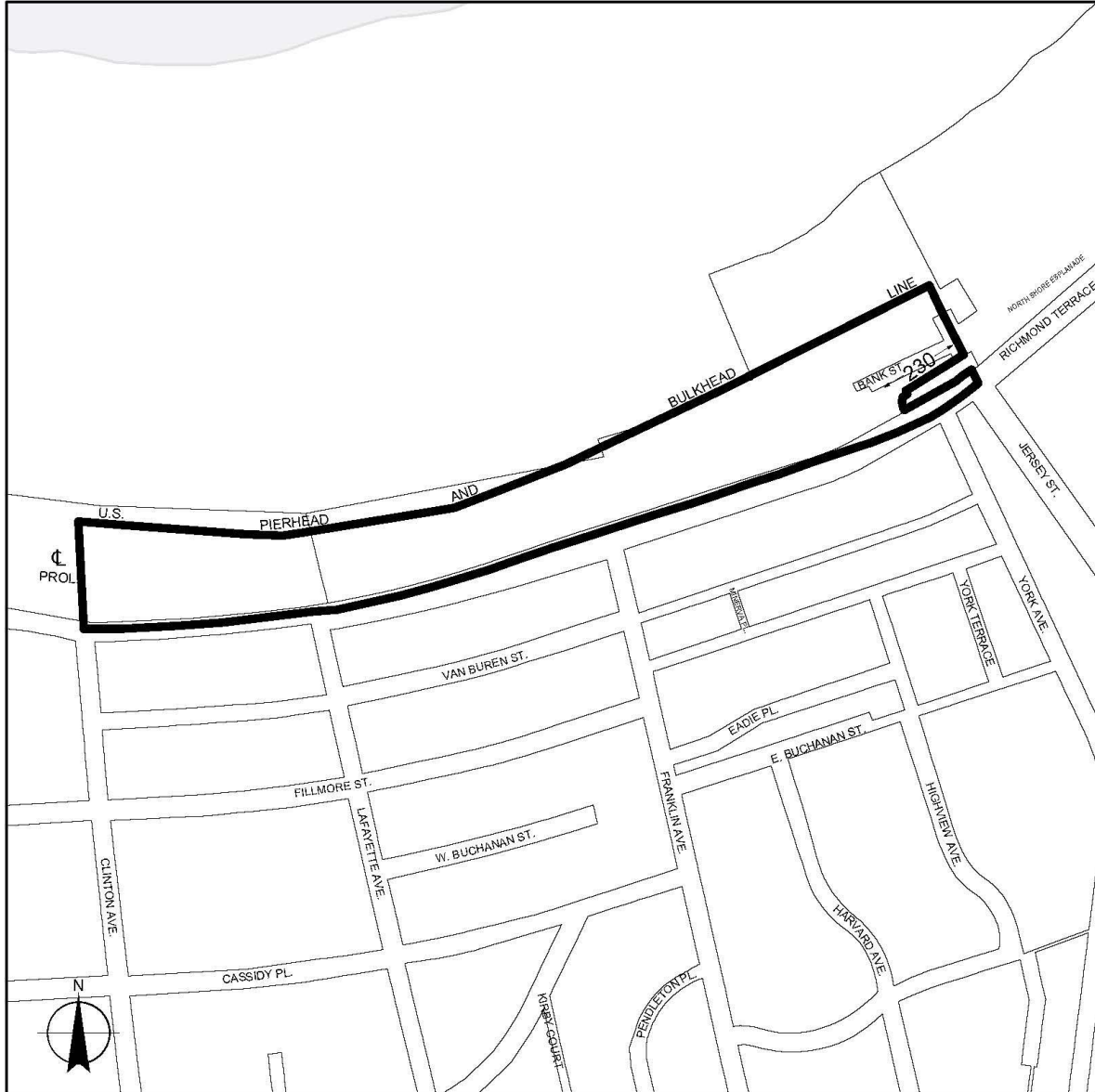
JFK
Map 3



Portion of Community District 13, Queens

North Shore

Map 1



Portion of Community District 1, Staten Island

North Shore

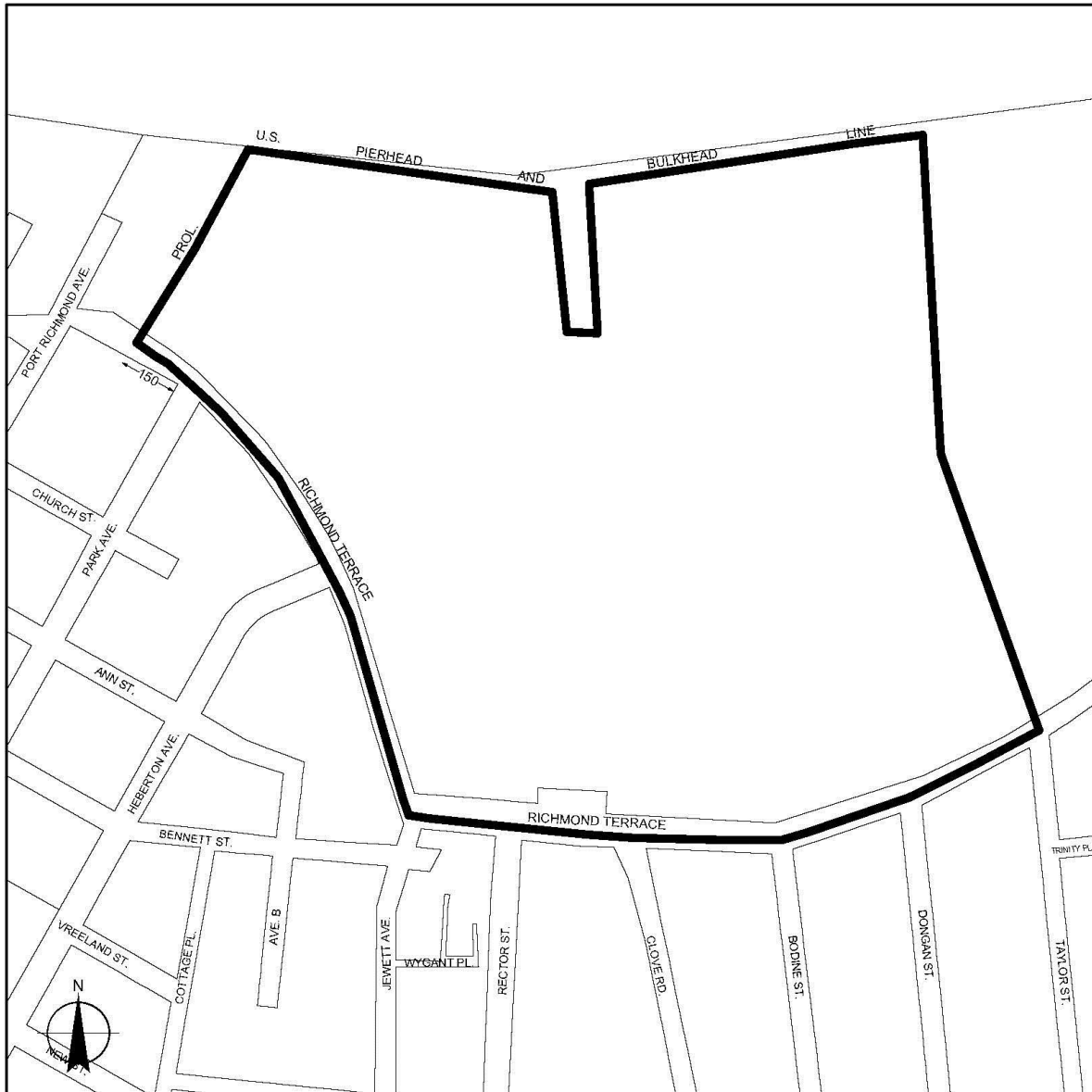
Map 2



Portion of Community District 1, Staten Island

North Shore

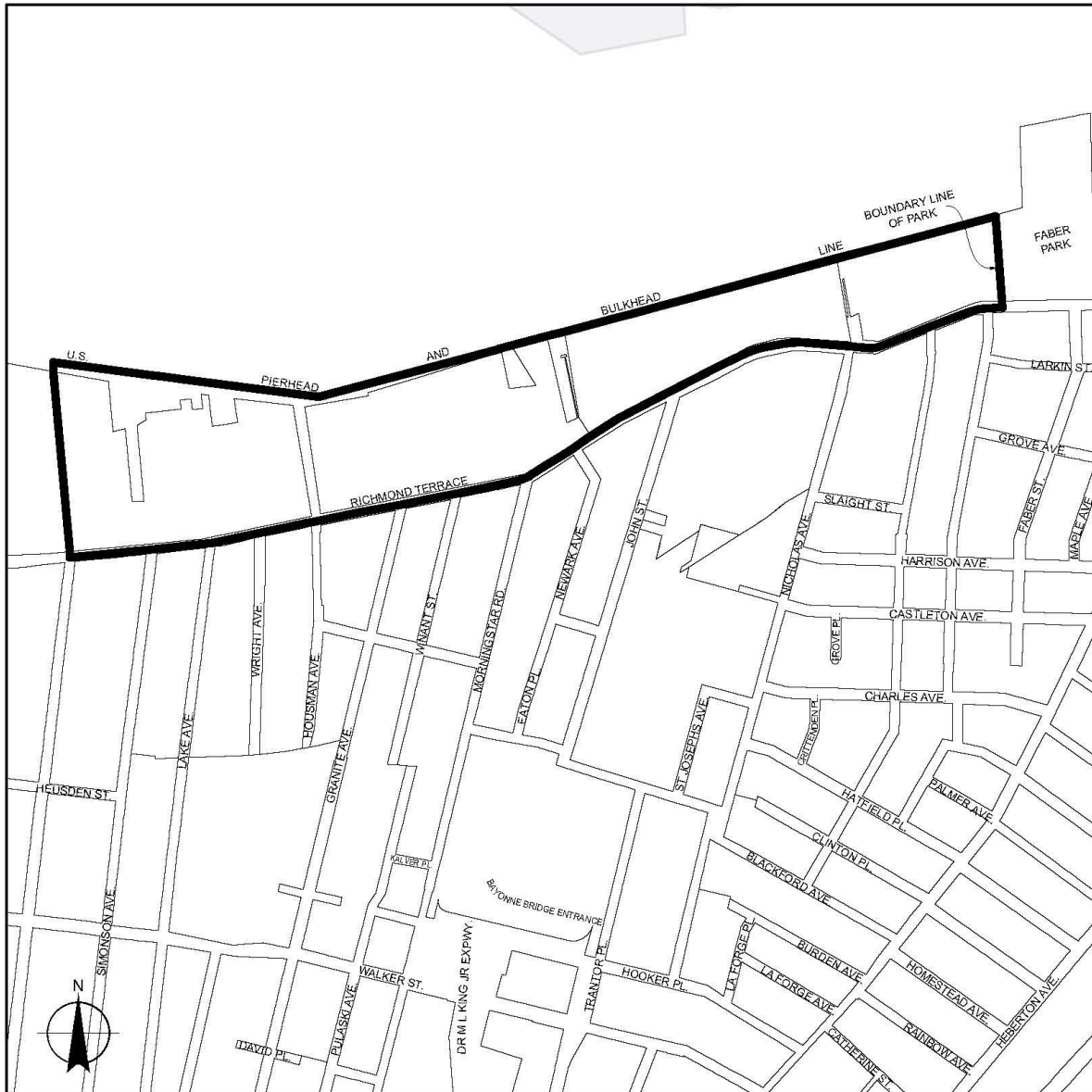
Map 3



Portion of Community District 1, Staten Island

North Shore

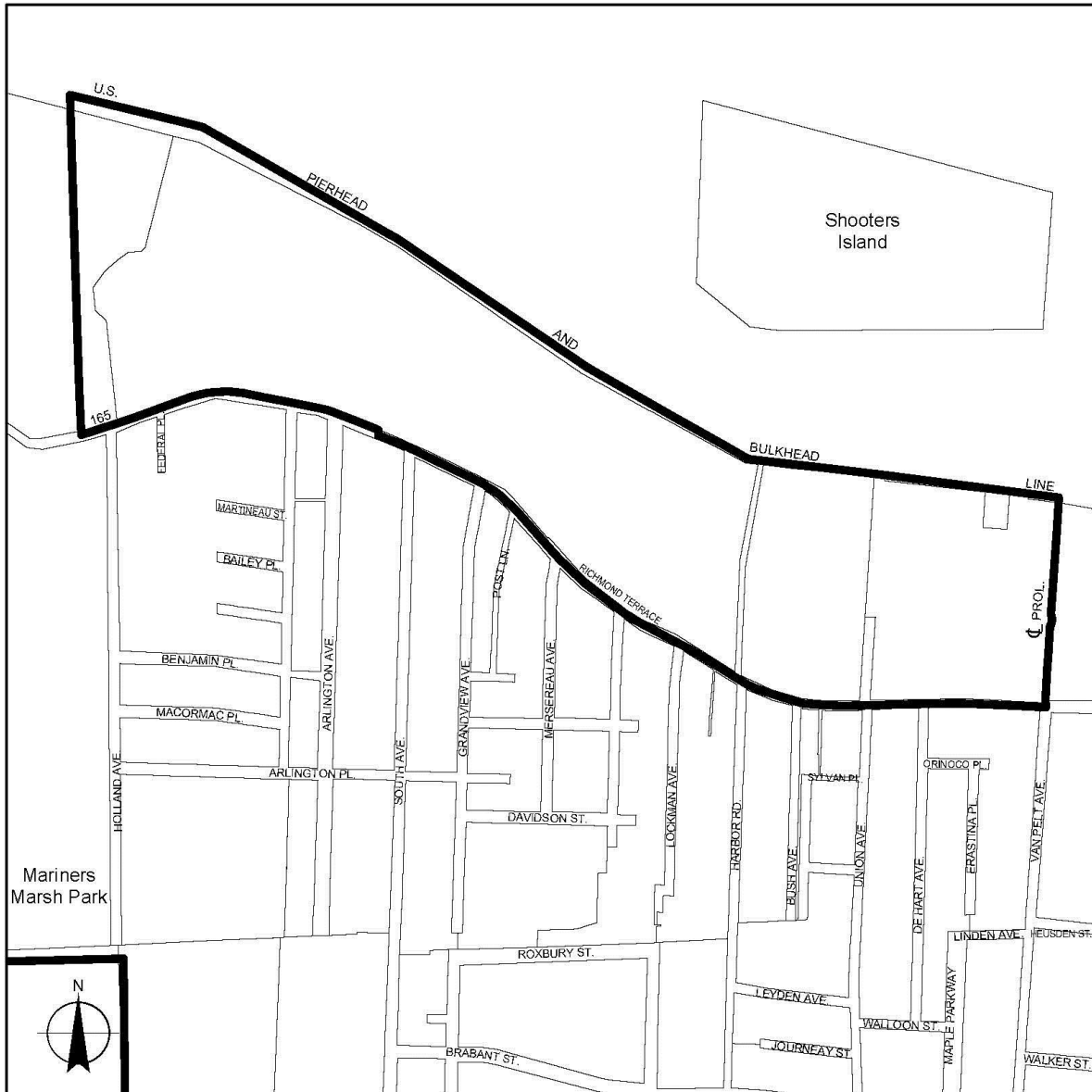
Map 4



Portion of Community District 1, Staten Island

North Shore

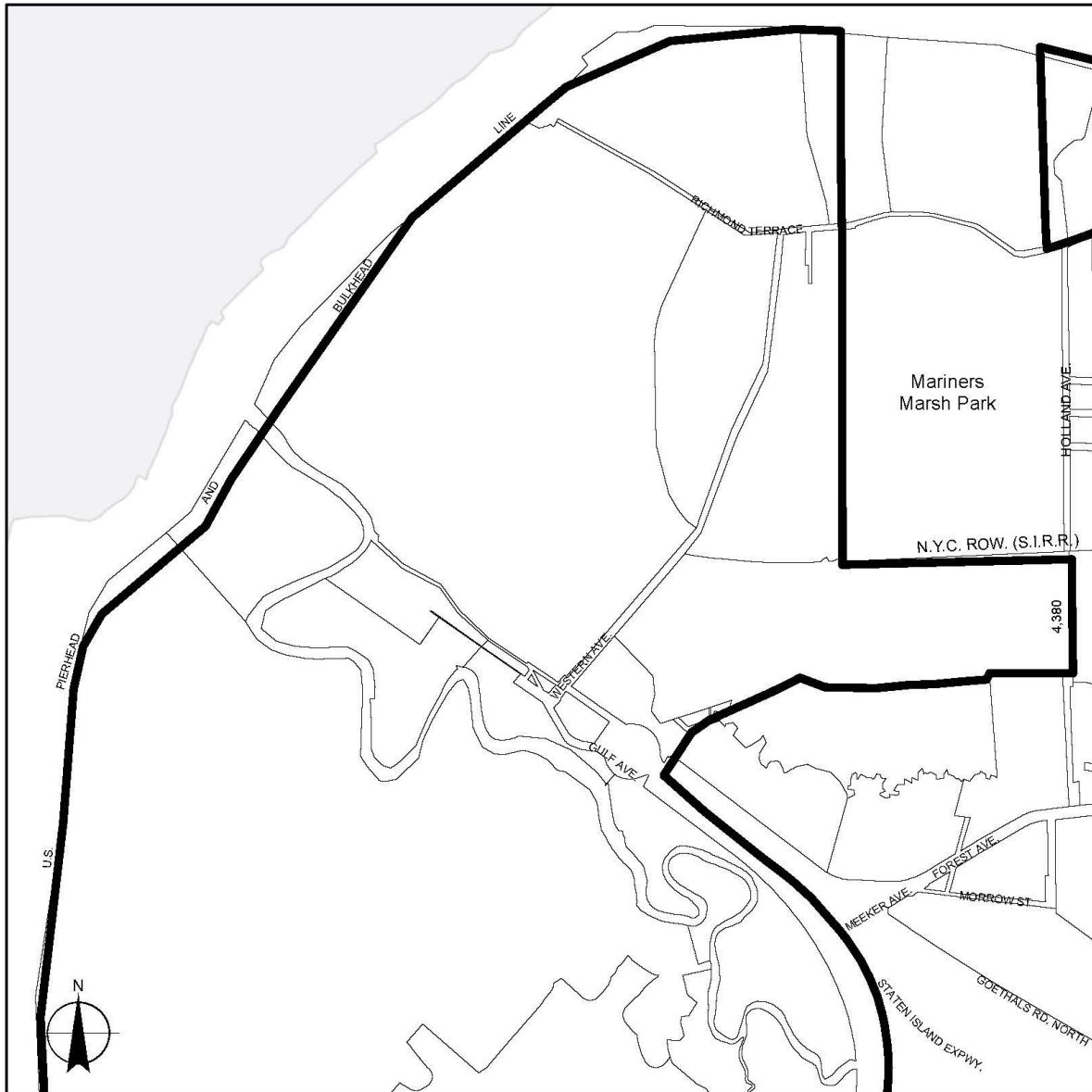
Map 5



Portion of Community District 1, Staten Island

West Shore

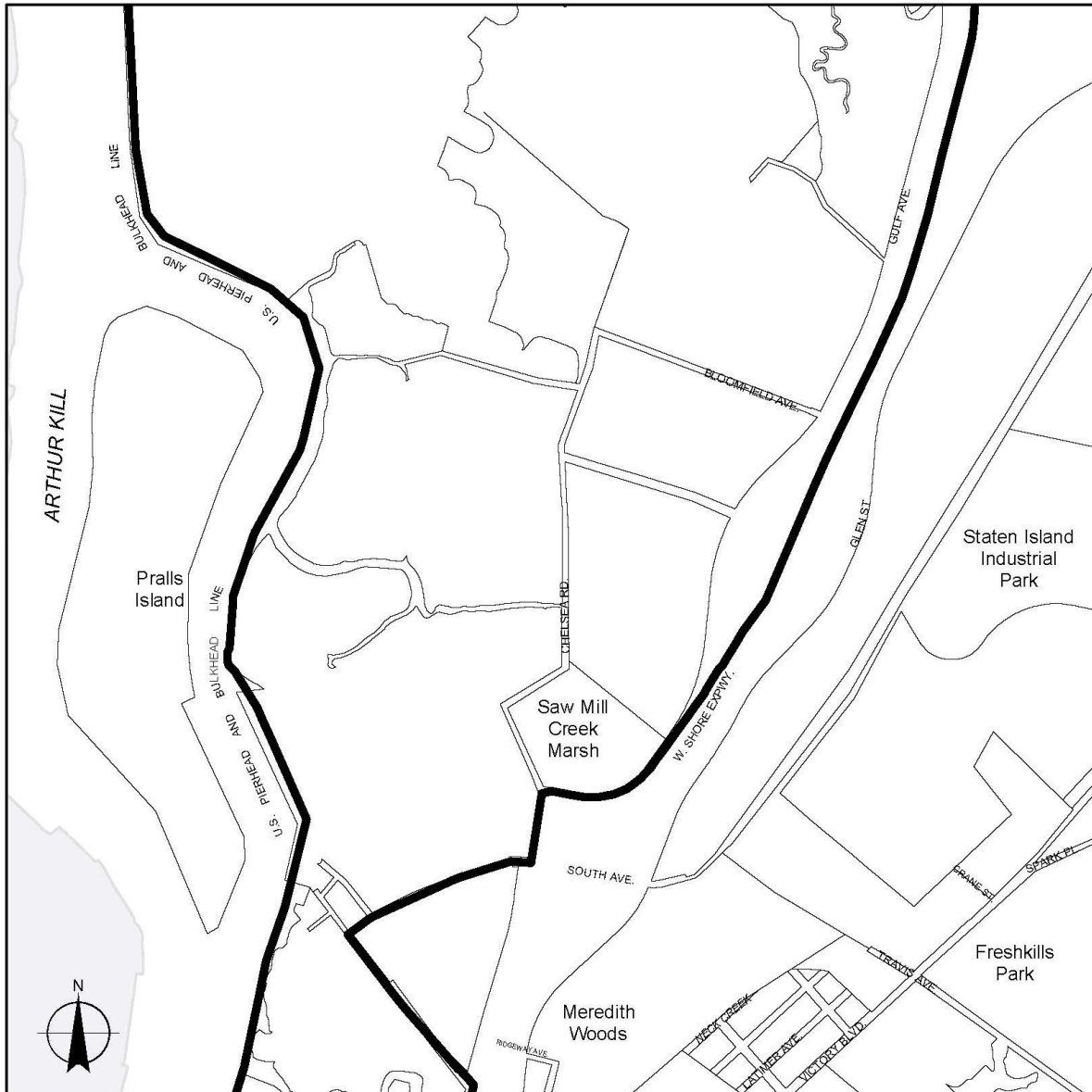
Map 1



Portion of Community District 1, Staten Island

West Shore

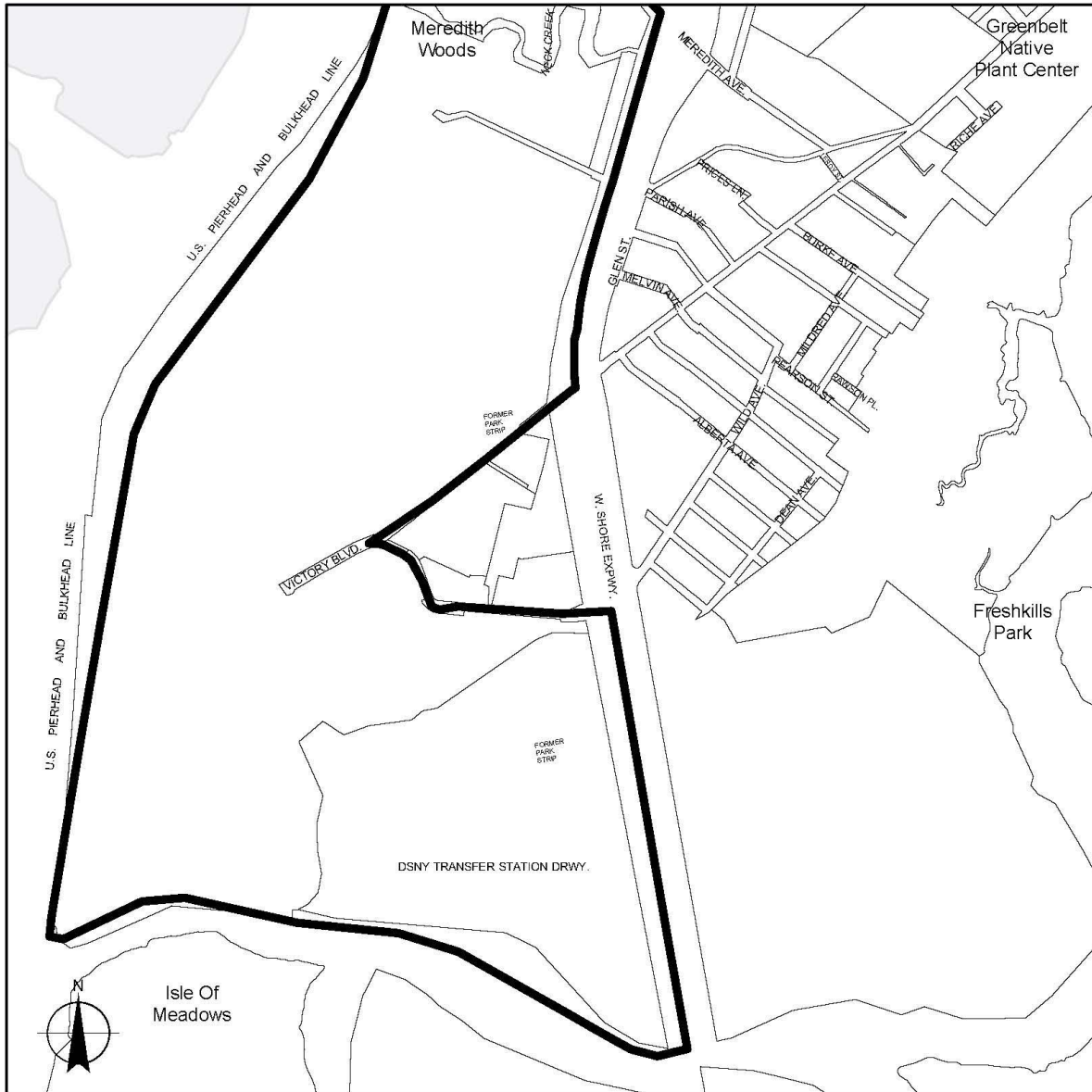
Map 2



Portion of Community District 2, Staten Island

West Shore

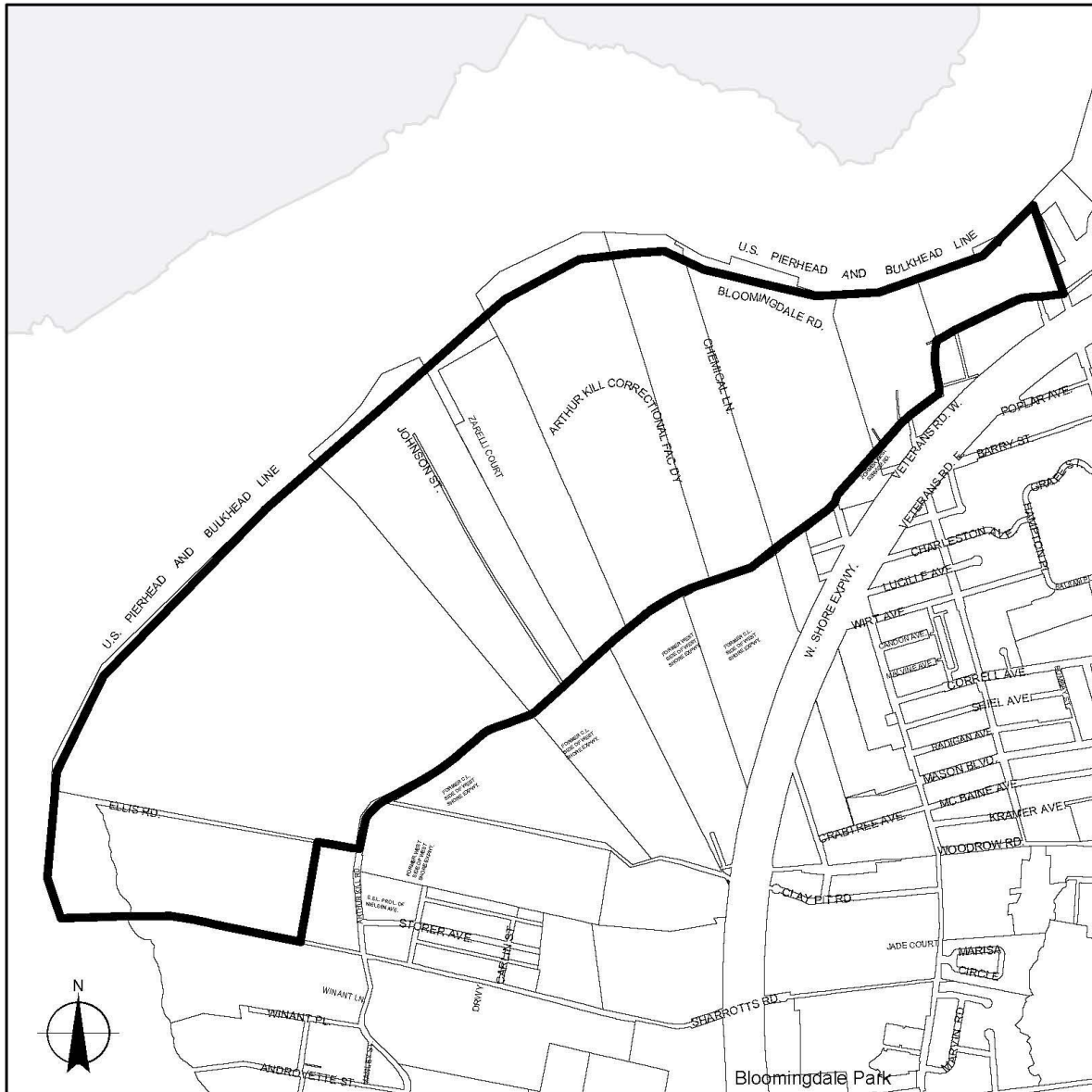
Map 3



Portion of Community District 2, Staten Island

Rossville

Map 1



Portion of Community District 3, Staten Island

DRAFT