

PROPOSED SELF-STORAGE TEXT AMENDMENT(A)

August 3, 2017

CITY WIDE

N 170425(A) ZRY

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, to create a definition, a use and, in designated areas, a special permit for self-service storage facilities and to establish APPENDIX J (Designated Areas in Manufacturing Districts).

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 ground floor

An “industrial ground floor” is the ground floor of a #building# on a #zoning lot# containing a #self-service storage facility#, where at least 20,000 square feet of #floor area# on such ground floor is 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. In addition, in a #development# or horizontal #enlargement#, an #industrial ground floor# shall have a minimum clear height from floor to floor of 15 feet, and at least one-third of such #industrial ground floor floor area# shall have a minimum clear height from floor to floor of 23 feet.

* * *

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 additional regulations for #self-service storage facilities# as listed in Use Group 16D, are set forth in Section 42-121 (Use Group 16D self-service storage facilities).

42-121

Use Group 16D 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, any #development# of a #building# containing a #self-service storage facility#, #enlargement# of a #building# to establish a #self-service storage facility#, or a change of #use# within an existing #building# to a #self-service storage facility#, shall be required to provide an #industrial ground floor# on the #zoning lot#, except where the City Planning Commission, by special permit, allows a modification or waiver of such #industrial ground floor# requirement pursuant to Section 74-932 (Self-service storage facilities in designated areas within Manufacturing Districts).

Any #self-service storage facility# existing on [date of adoption] on a #zoning lot# 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 and would have met the definition of #self-service storage facility# as set forth in Section 12-10 (DEFINITIONS). Any #enlargement# or #extension# to such existing #conforming# facility need not provide a #industrial ground floor#, provided there is no increase in #lot area#. In the event a casualty damages or destroys a #building# for which satisfactory documentation has been filed with the Department of Buildings, such #building# may be reconstructed and continue as a #self-service storage facility# without providing an #industrial ground floor#, 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).

* * *

42-30

USES PERMITTED BY SPECIAL PERMIT

* * *

42-32

By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4.

* * *

M1 M2 M3

Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

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, when located on #zoning lots# that do not contain a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D self-service storage facilities)

M1 M2 M3

#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

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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 a #zoning lot# containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D self-service storage facilities), the maximum permitted #floor area# for #commercial# or #manufacturing uses# on the #zoning lot#, resulting from the provisions of Section 43-12 (Maximum floor area ratio), inclusive, may be increased by 20,000 square feet.

* * *

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**

In designated areas within #Manufacturing Districts#, as shown on the maps in APPENDIX J (Designated Areas Within Manufacturing Districts) of this Resolution, for a #zoning lot# containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in Section 42-121 (Use Group 16D for self-service storage facilities), #accessory# off-street parking spaces, open or enclosed, shall be provided for all #uses# 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, 17 and 18 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 berths for zoning lots containing self-service storage facilities in designated areas

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

containing a #self-service storage facility# and a #building# that provides an #industrial ground floor#, as set forth in 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 berths shall not include driveways, or entrances to or exits from such off-street berths. In addition, the number of #accessory# off-street loading berths required for all #uses# 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, 17 and 18 shall be as set forth in the following table:

<u>#Floor Area#</u> (in square feet)	<u>Required Berths</u>
<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>

In addition, a change of #use# within an existing #building# from Use Group 16D to a #self-service storage facility# shall not necessitate additional loading berths.

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**ARTICLE VII
ADMINISTRATION**

**Chapter 4
Special Permits by the City Planning Commission**

* * *

**74-90
USE AND BULK MODIFICATIONS FOR CERTAIN COMMUNITY FACILITY USES**

* * *

**74-93
Special Commercial and Manufacturing Developments**

**74-931
Special ~~C~~ommercial or ~~M~~ixed ~~U~~se ~~D~~evelopments in Commercial Districts**

* * *

74-932

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 City Planning Commission may permit, for a #self-service storage facility#, a modification, or waiver of the #industrial ground floor#, as required in Section 42-121 (Use Group 16D self-service storage facilities), provided the Commission finds that:

- (a) the #zoning lot# is appropriate for such #self-service storage facility use#, considering the economic development objectives of the City; and
- (b) it is impractical to provide an #industrial ground floor# as defined in Section 42-121 (Use Group 16D self-service storage facilities) on such #zoning lot#.

In making this determination, the Commission may consider the following:

- (1) the size and configuration of the #zoning lot# and its suitability to establish an #industrial ground floor# as defined in Section 42-121;
- (2) the design and layout of loading berths, interior column spacing, floor to floor height and other relevant physical characteristics in an existing #building# and its suitability for #industrial ground floor uses#;
- (3) the accessibility of the #zoning lot# to an arterial highway, or a designated truck route; the width of the existing #streets# providing access to the #zoning lot# and the ability of such #streets# to handle the traffic generated for such #industrial ground floor uses#;
- (4) recent trends and levels of investment in the surrounding area for such #industrial ground floor uses# within the last five calendar years;
- (5) the potential for conflict between such #industrial ground floor uses# and existing #uses# in the surrounding area;
- (6) the proximity of the #zoning lot# to rail and bus transit to serve employees; and
- (7) the need to undertake environmental remediation work on the #zoning lot#.

The Commission may impose additional terms and conditions to ensure the compatibility of a #self-service storage facility# with the surrounding area.

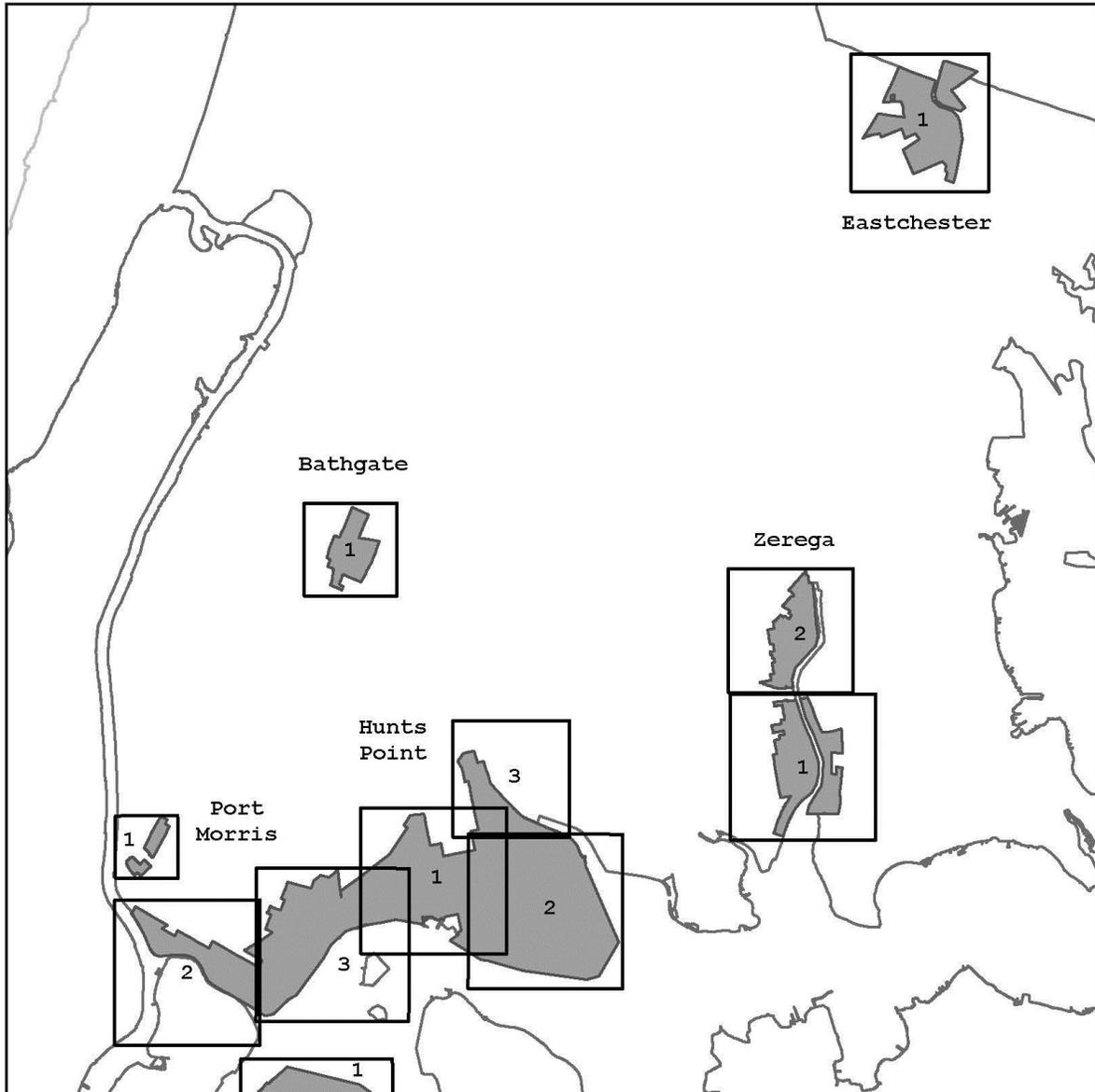
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APPENDIX J - Designated Areas Within Manufacturing Districts

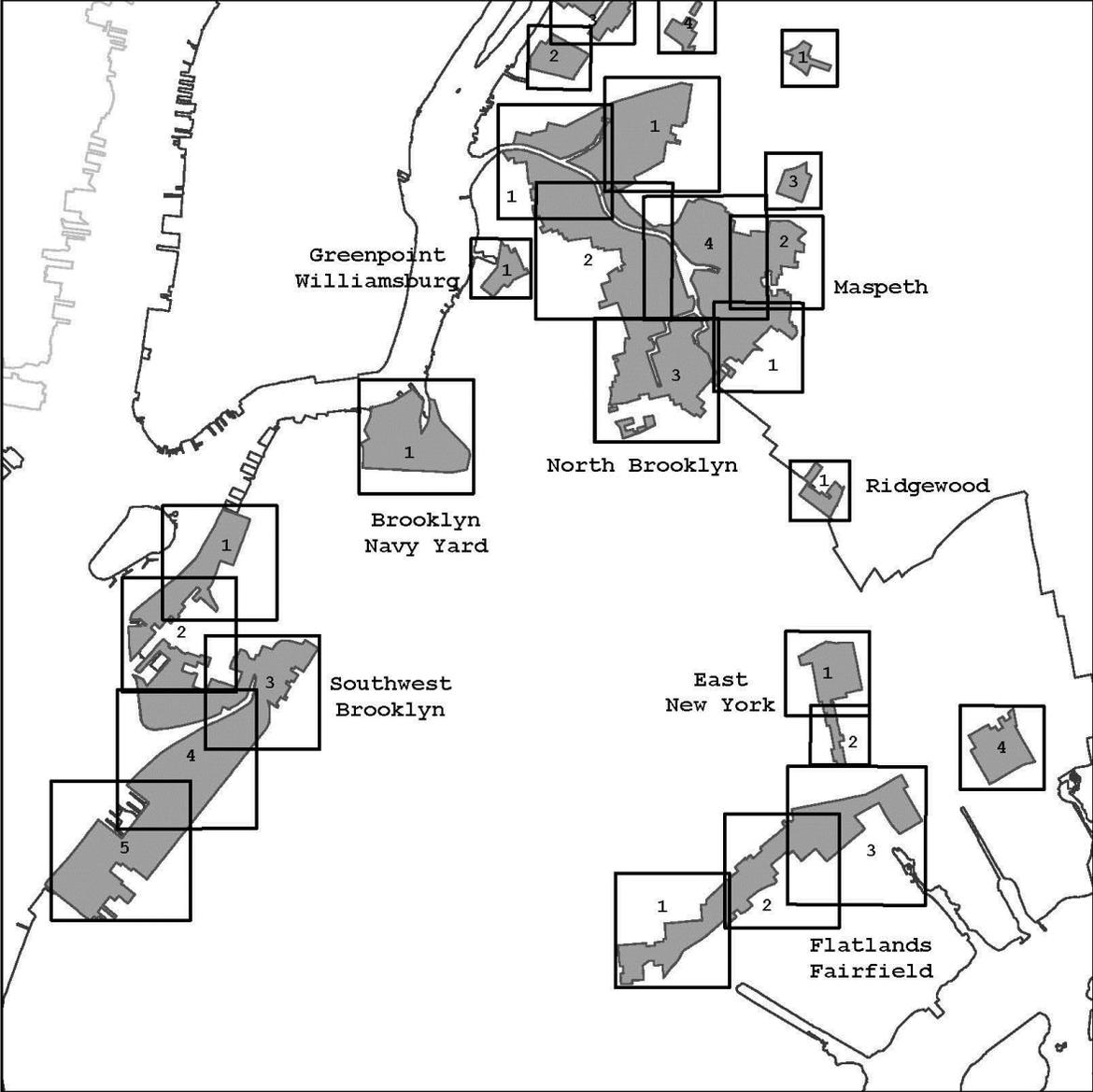
The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

<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>

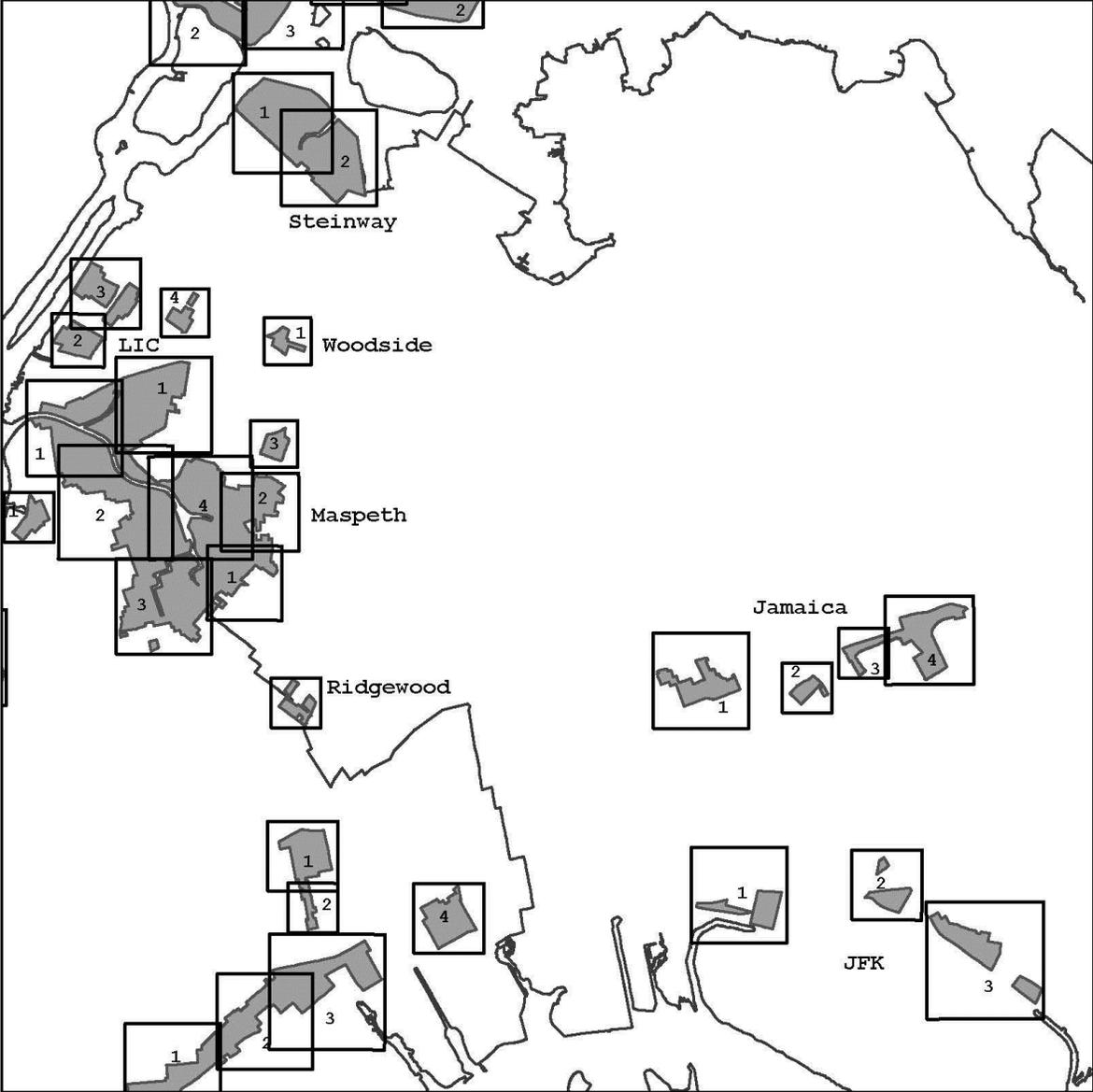
The Bronx



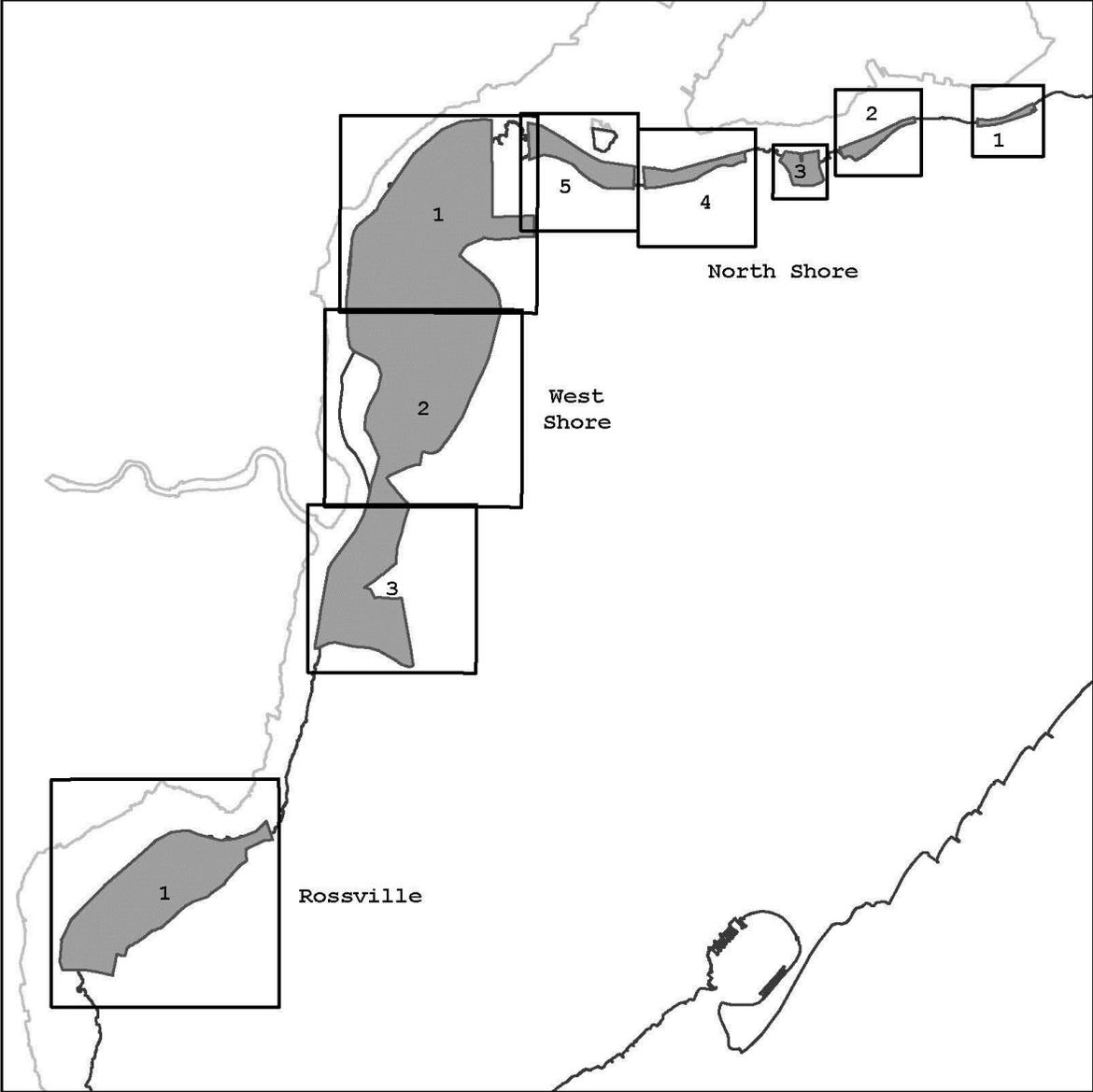
Brooklyn



Queens

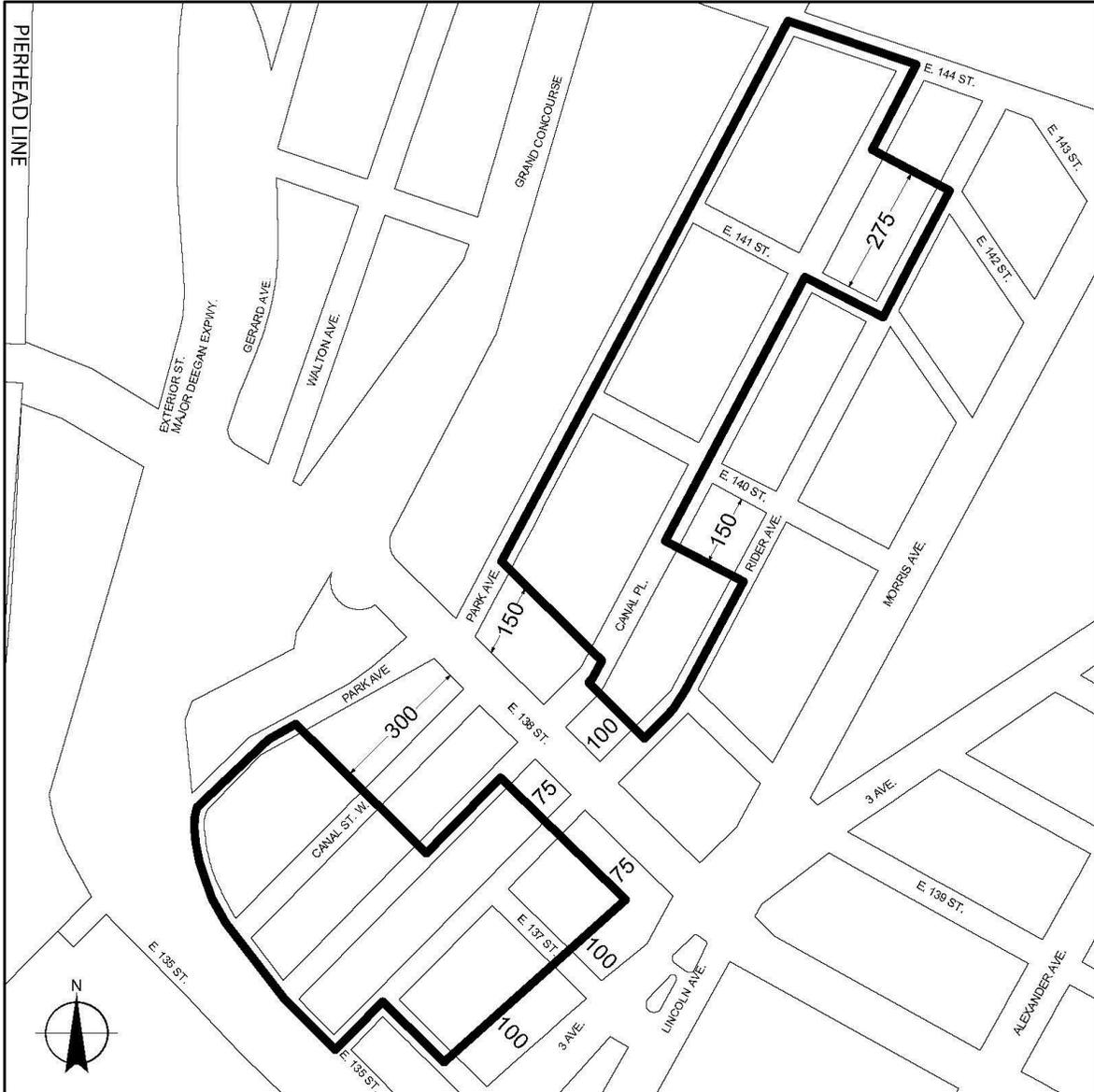


Staten Island



Port Morris

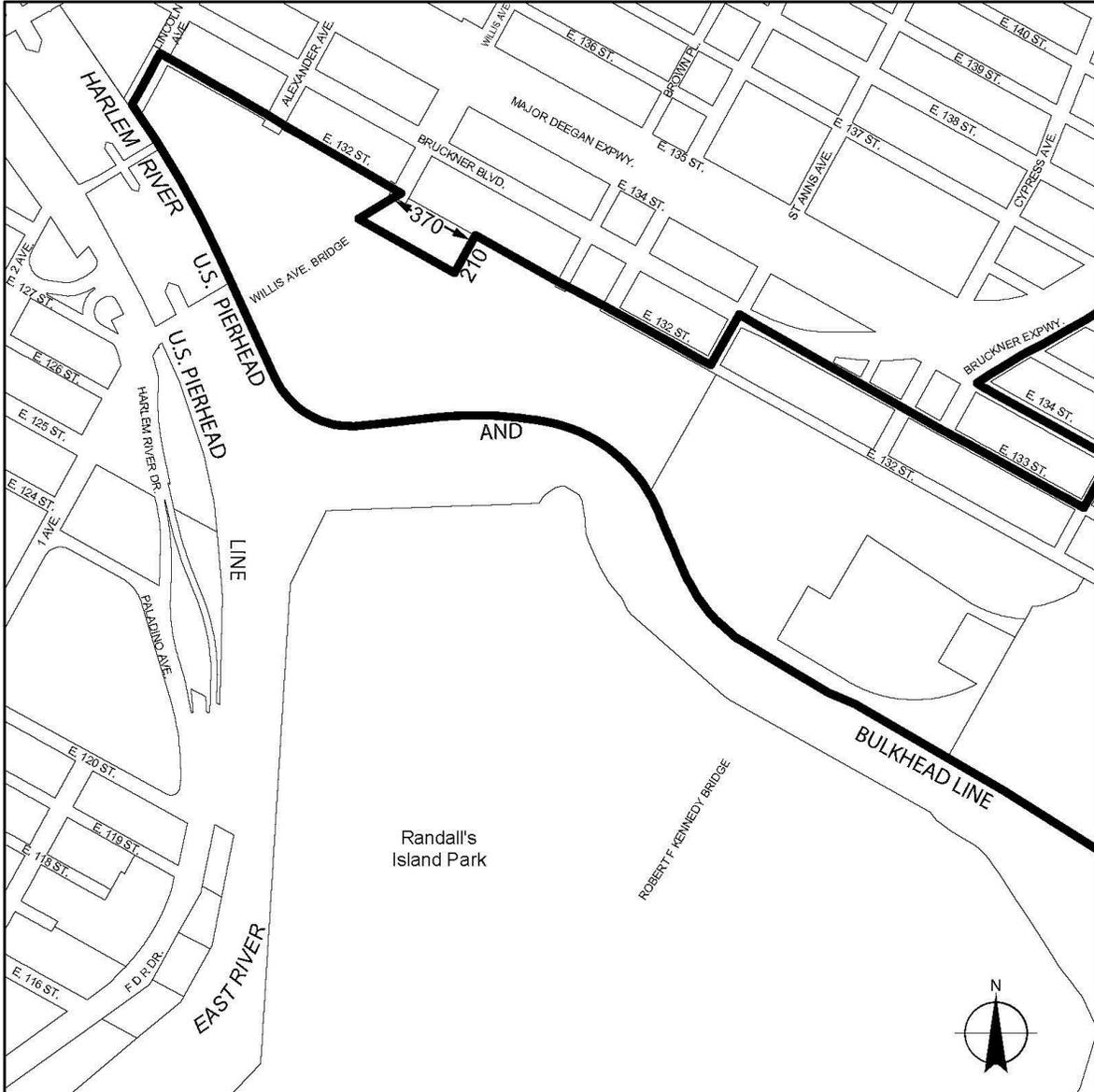
Map 1



Portion of Community District 1, Bronx

Port Morris

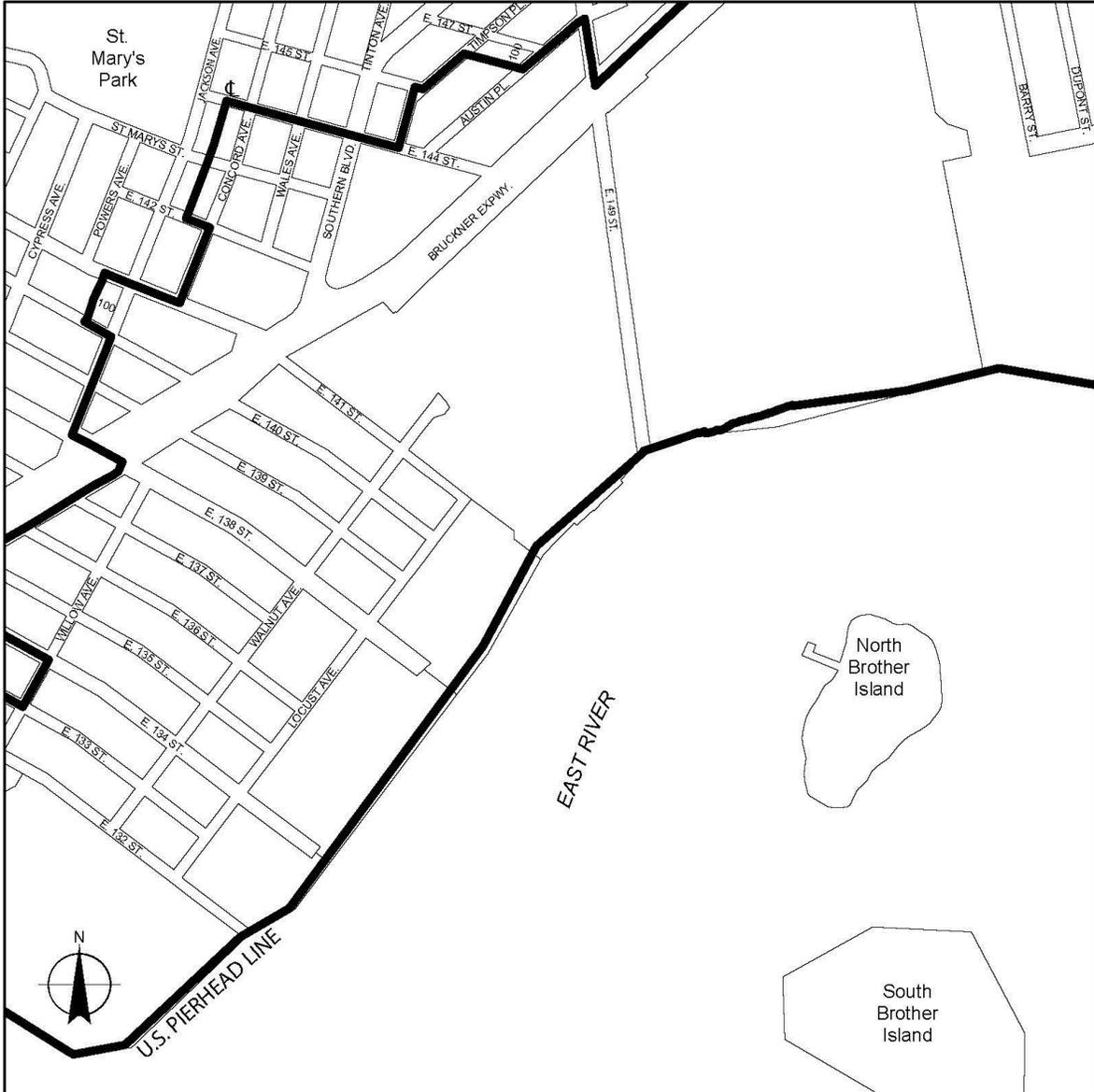
Map 2



Portion of Community District 1, Bronx

Port Morris/Hunts Point

Map 3



Portions of Community Districts 1 and 2, Bronx

Hunts Point

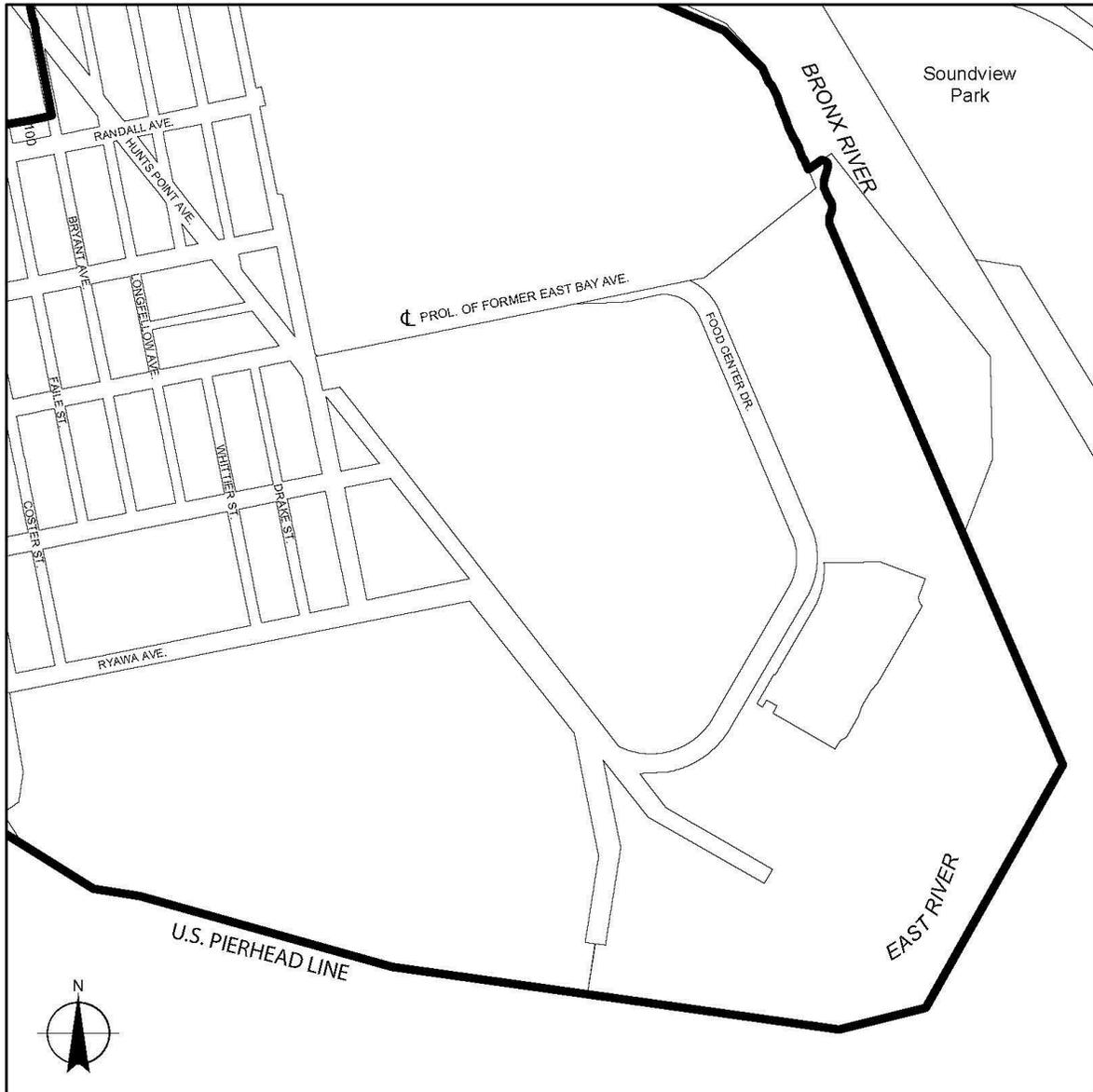
Map 1



Portion of Community District 2, Bronx

Hunts Point

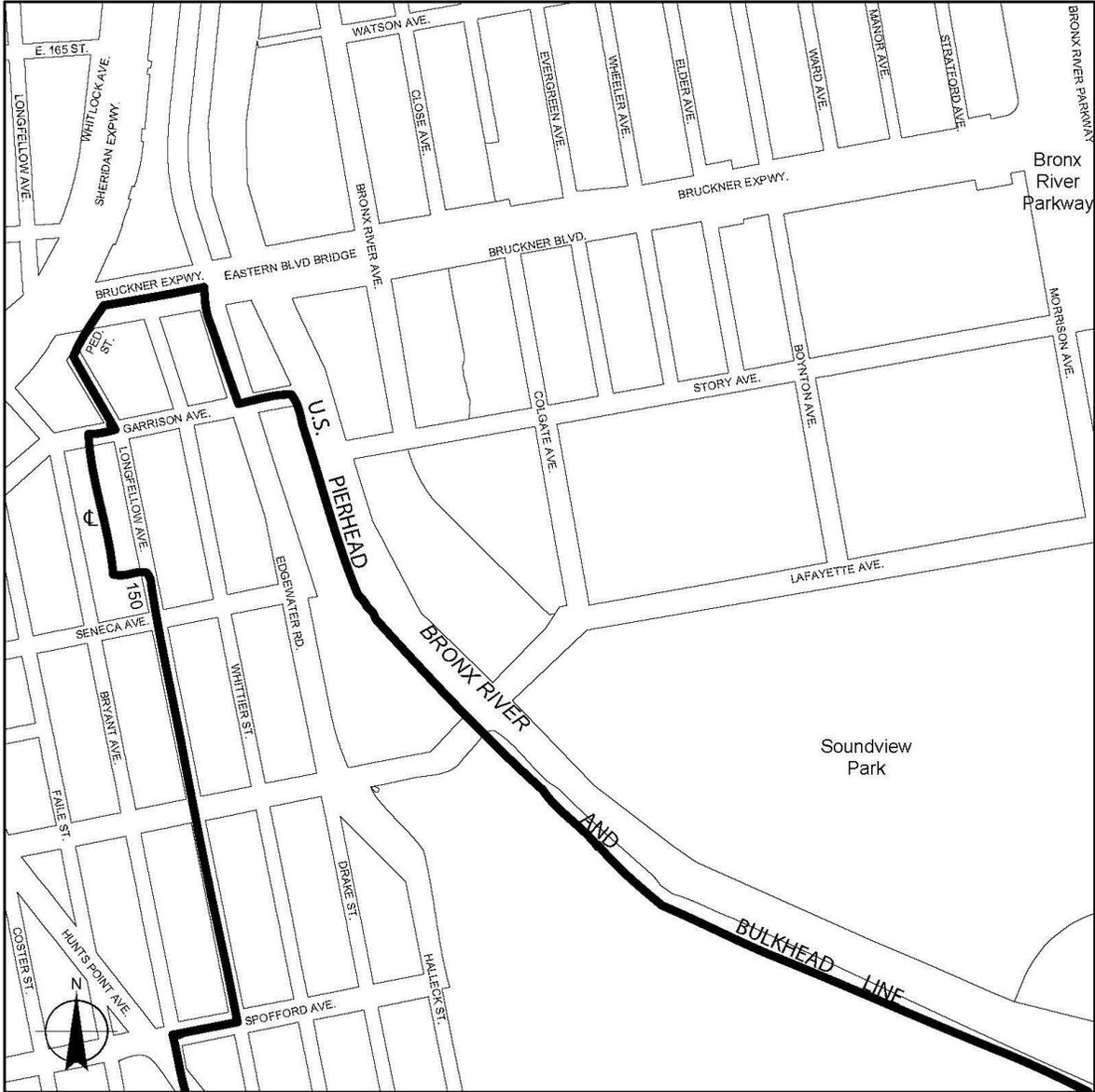
Map 2



Portion of Community District 2, Bronx

Hunts Point

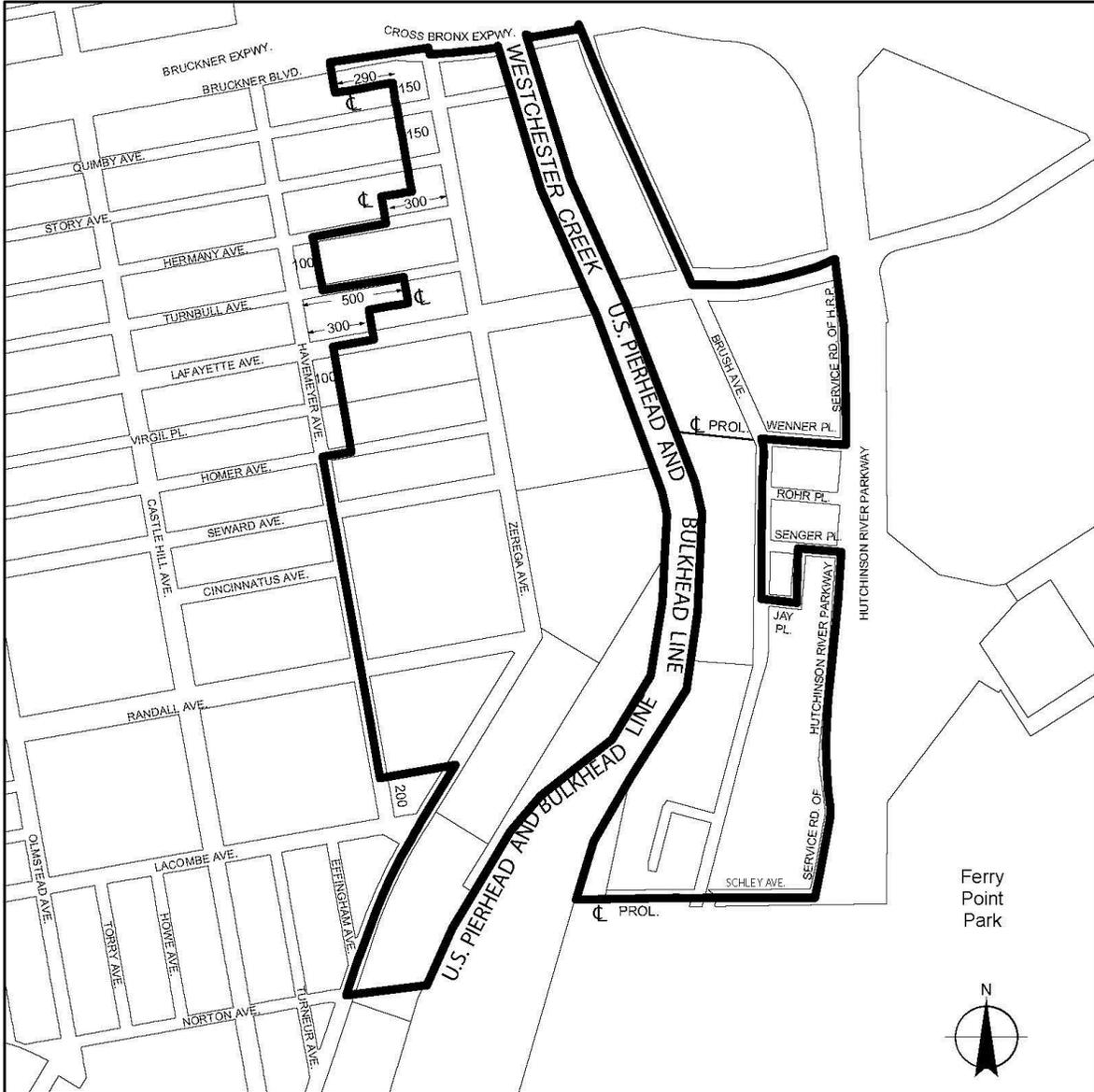
Map 3



Portion of Community District 2, Bronx

Zerega

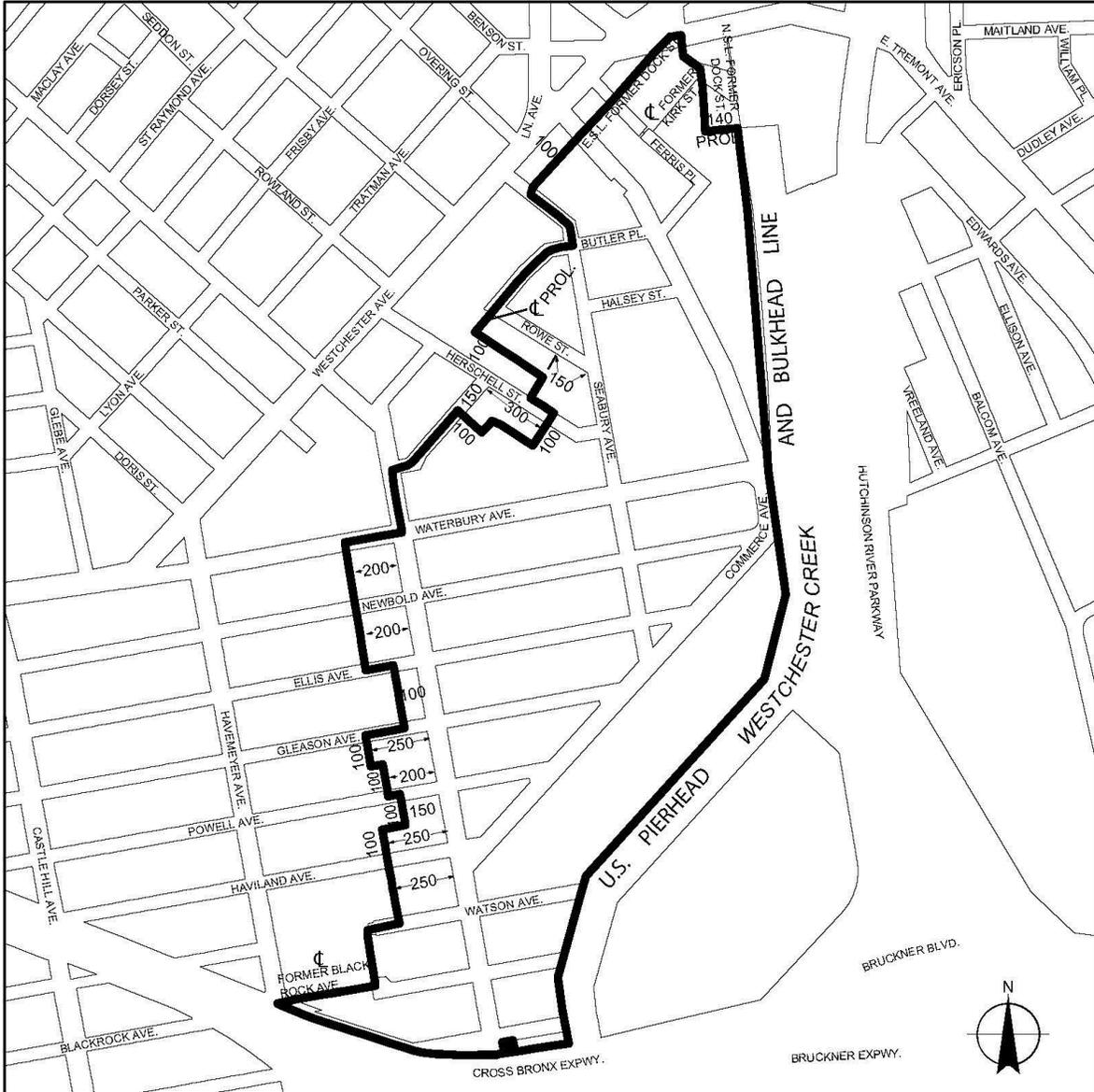
Map 1



Portion of Community District 9, Bronx

Zerega

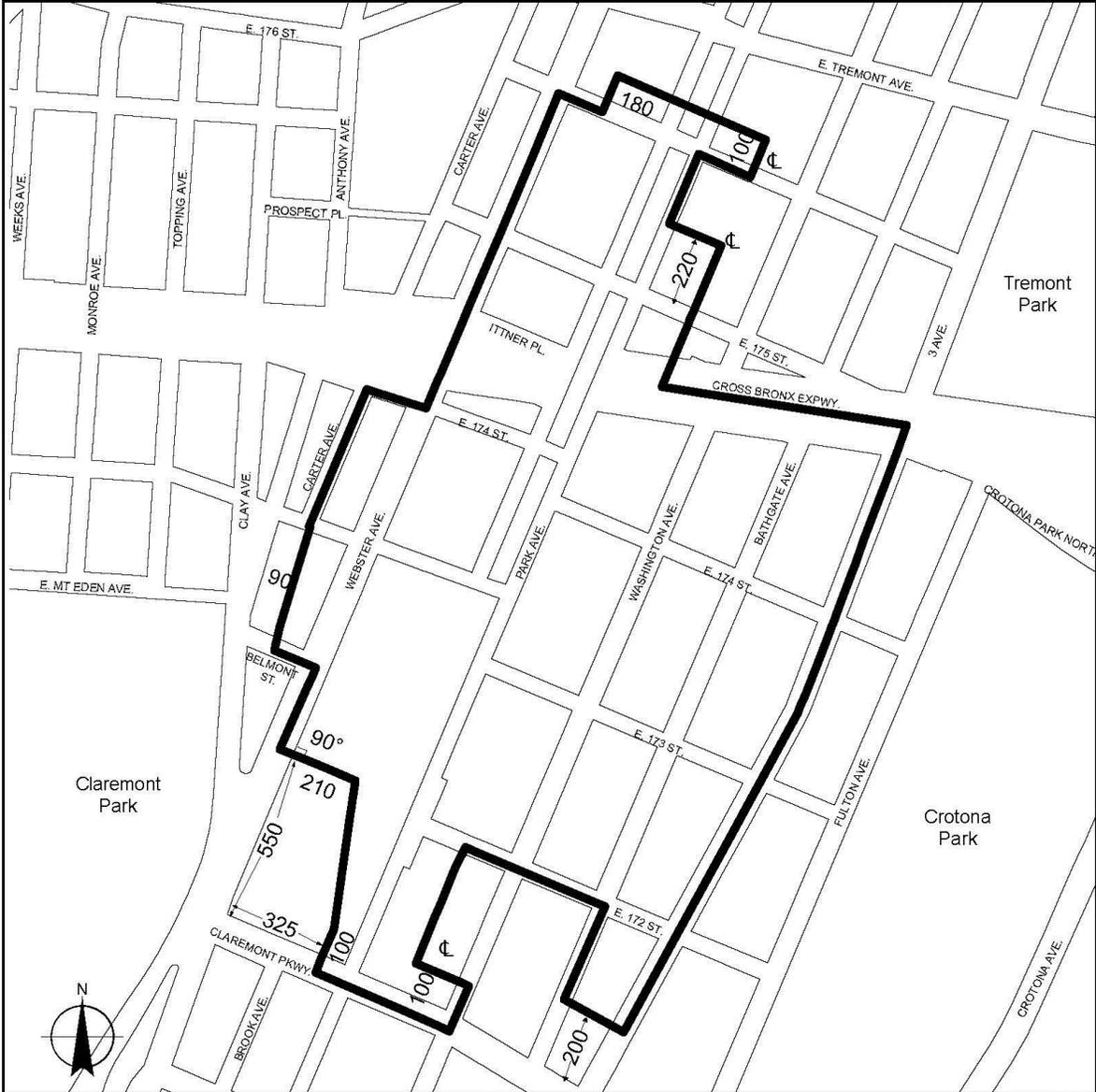
Map 2



Portions of Community Districts 9 and 10, Bronx

Bathgate

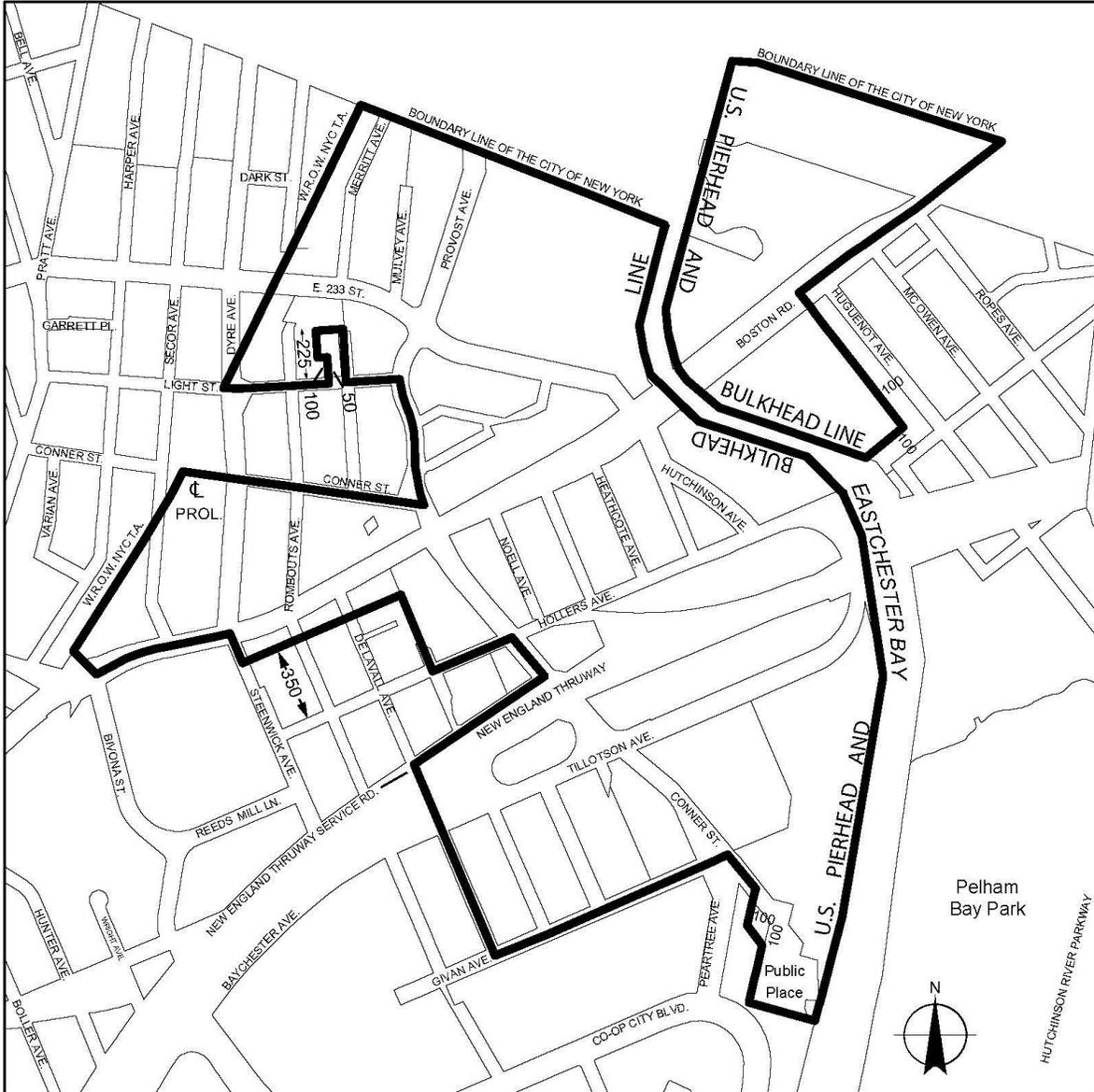
Map 1



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

Eastchester

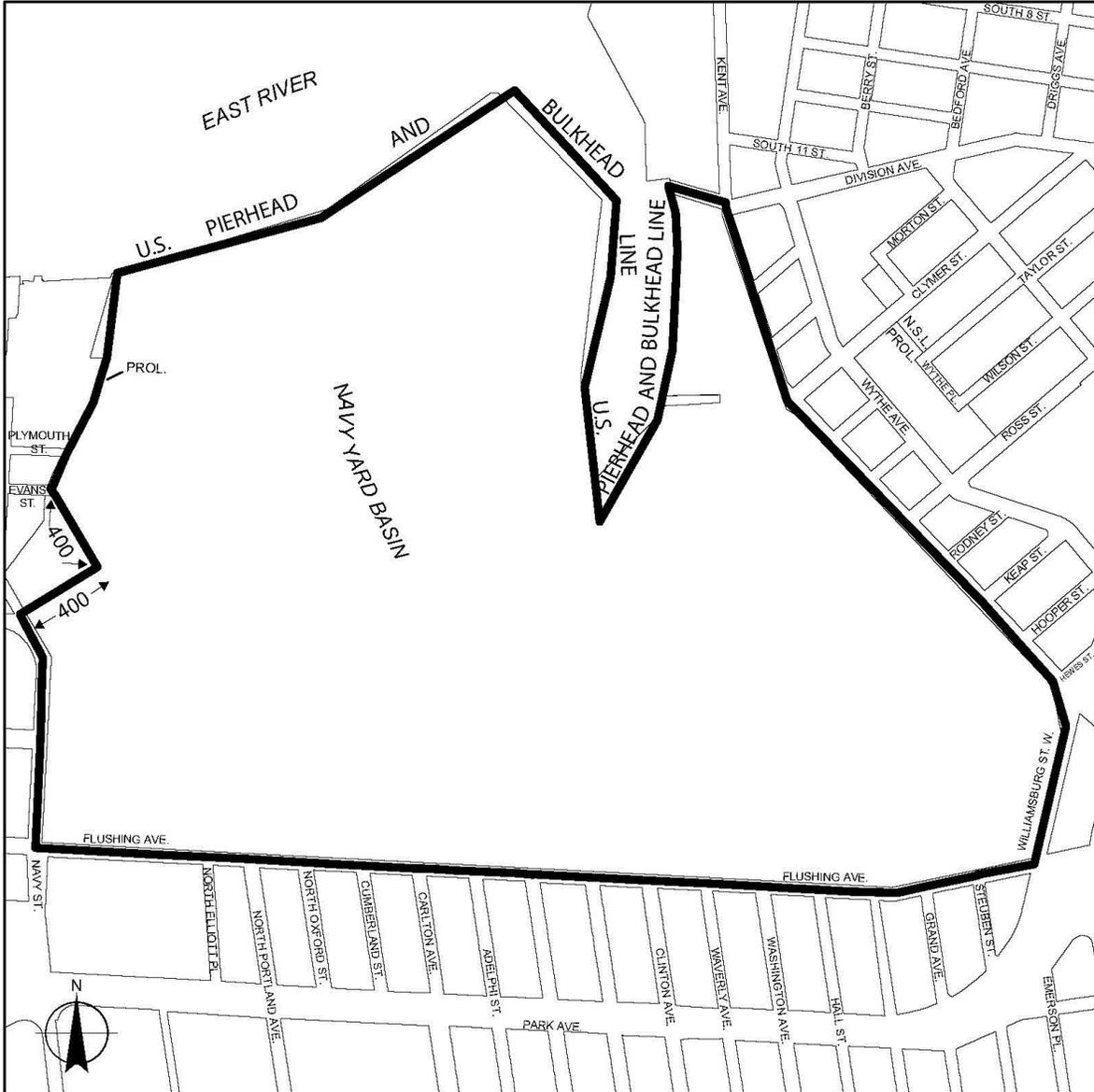
Map 1



Portions of Community Districts 10 and 12, Bronx

Brooklyn Navy Yard

Map 1



Portion of Community District 2, Brooklyn

Southwest Brooklyn

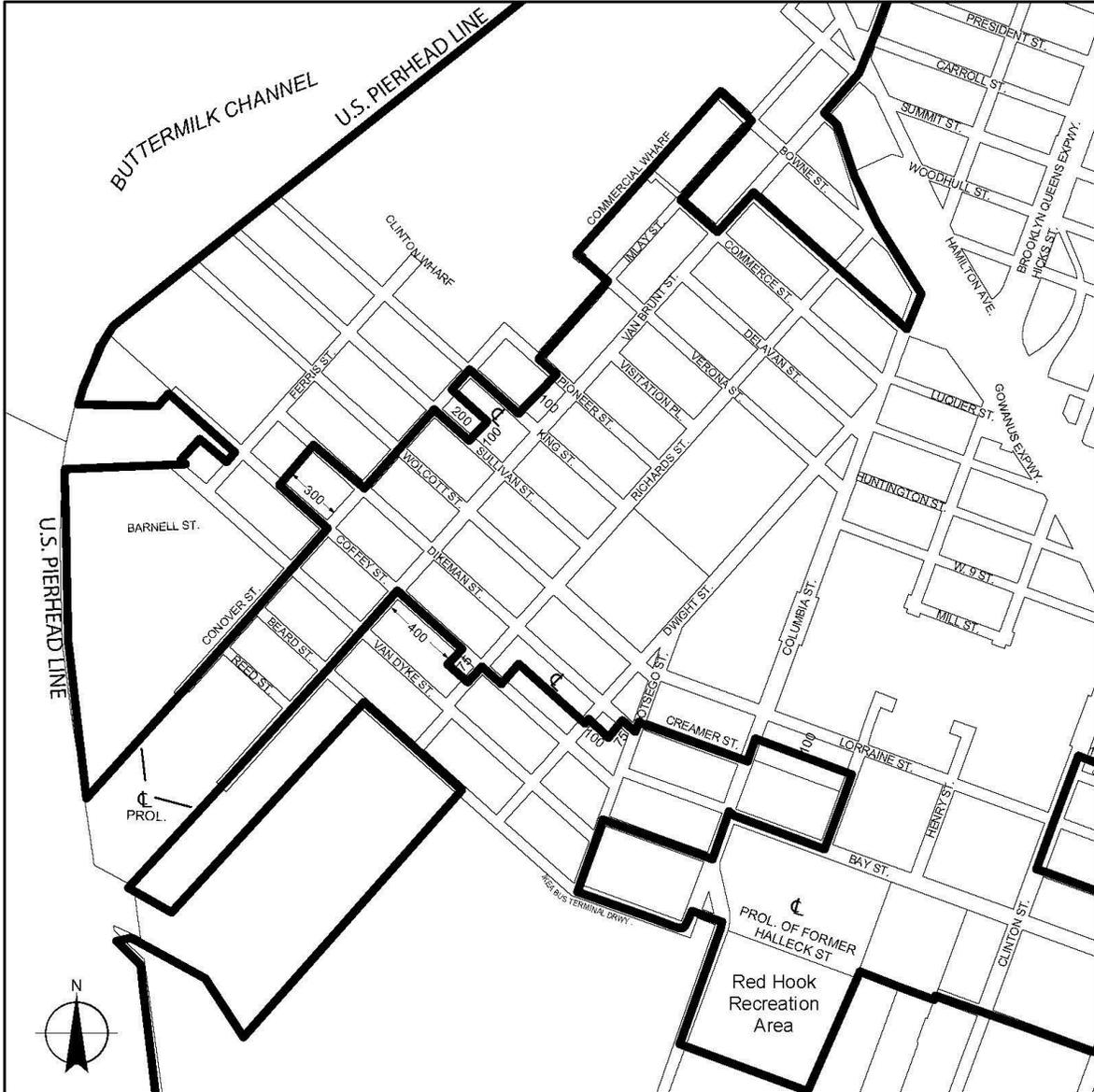
Map 1



Portion of Community District 6, Brooklyn

Southwest Brooklyn

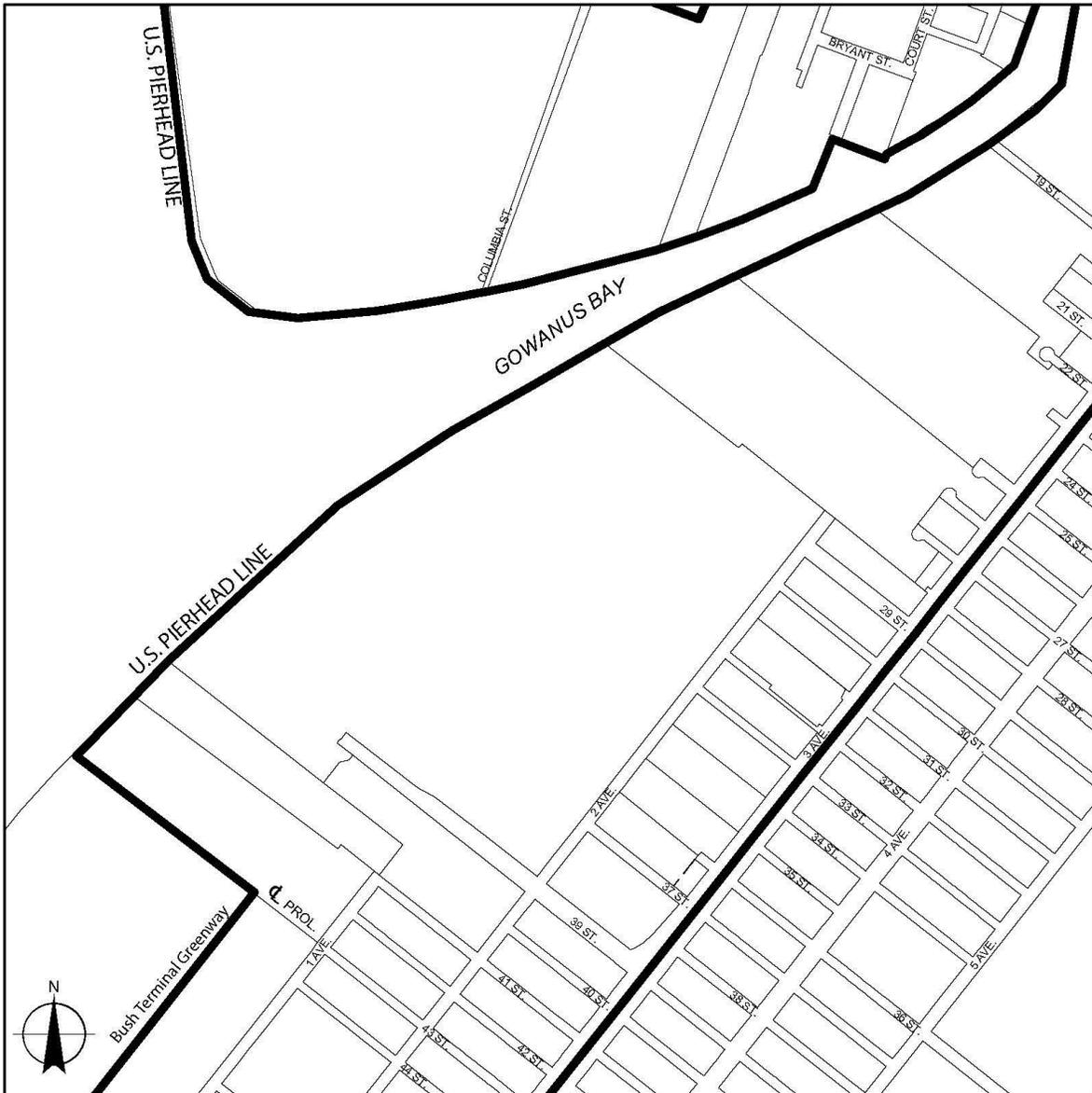
Map 2



Portion of Community District 6, Brooklyn

Southwest Brooklyn

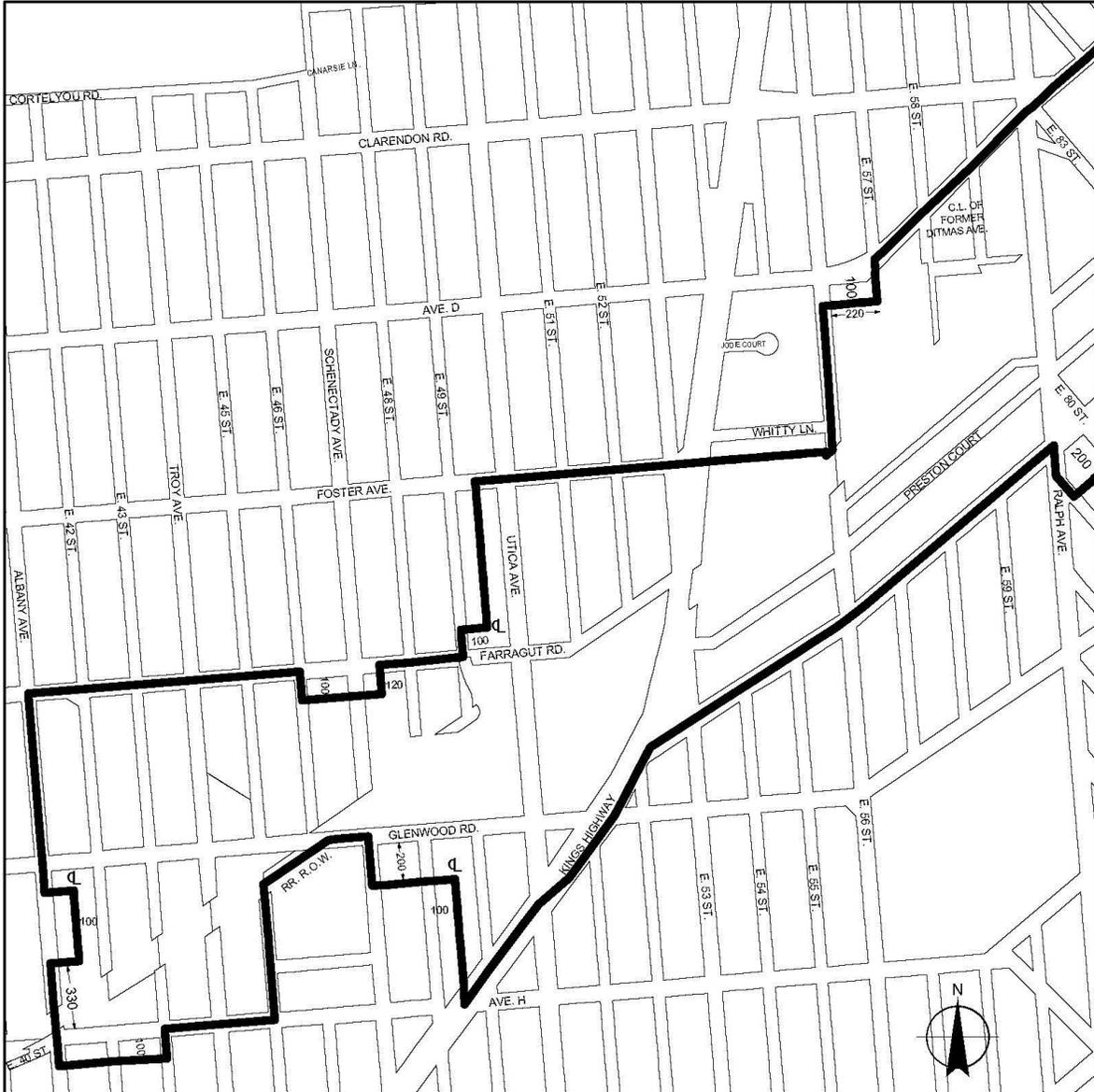
Map 4



Portions of Community Districts 6 and 7, Brooklyn

Flatlands/Fairfield

Map 1



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

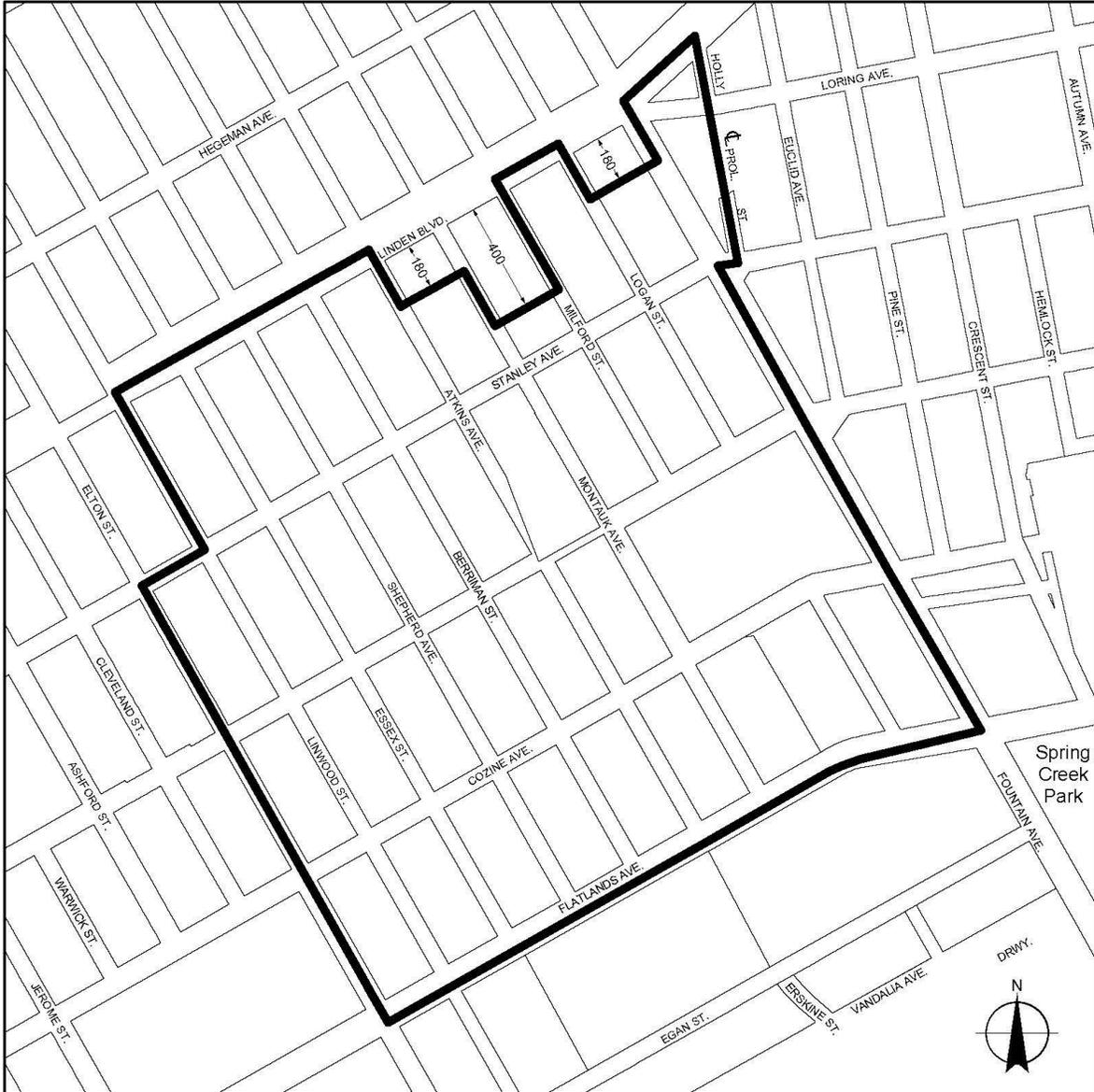
Map 3



Portions of Community Districts 5, 16, and 18, Brooklyn

Flatlands/Fairfield

Map 4



Portion of Community District 5, Brooklyn

East New York

Map 1



Portion of Community District 5, Brooklyn

East New York
Map 2



Portions of Community Districts 5 and 16, Brooklyn

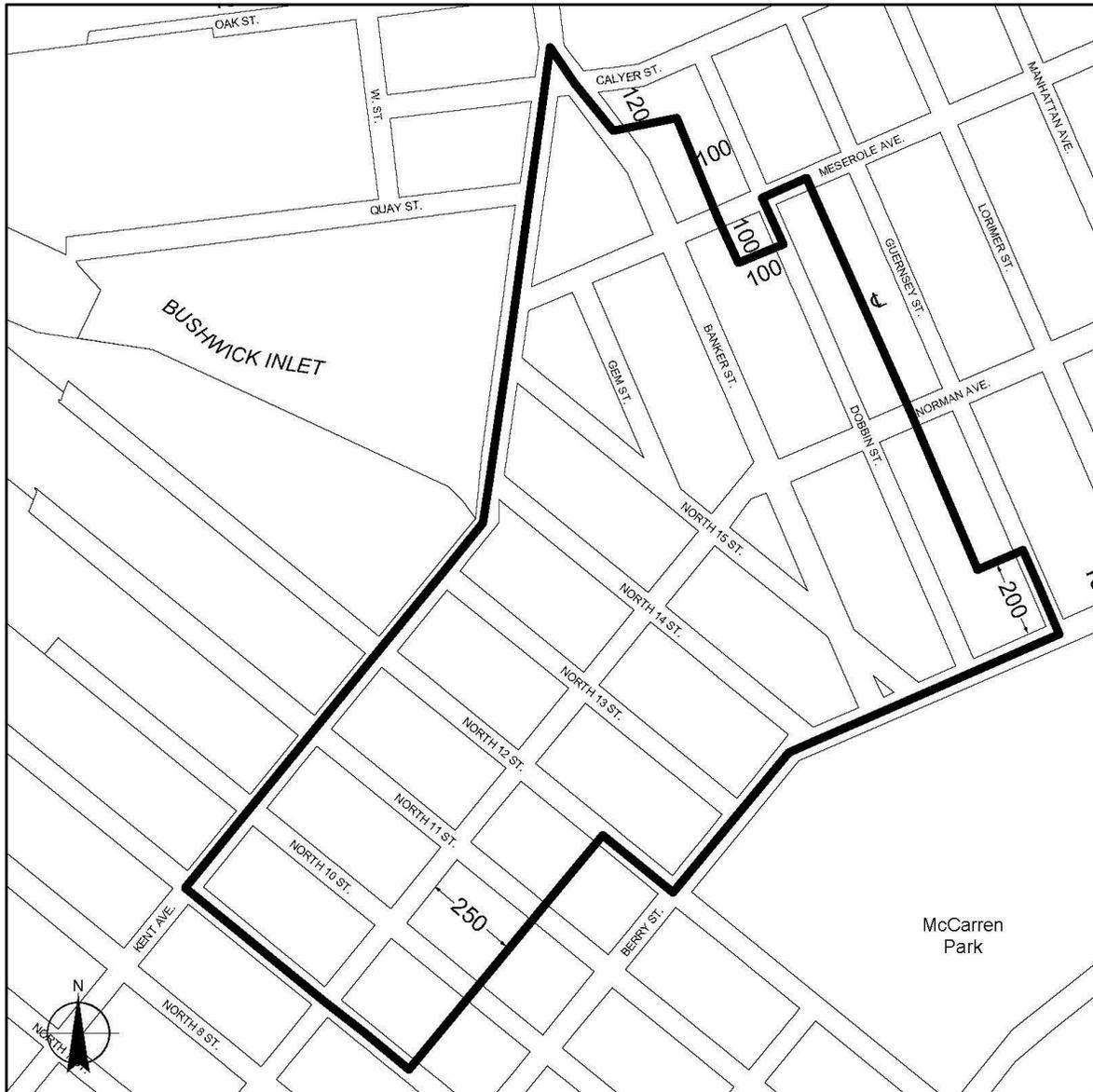
Ridgewood

Map 1



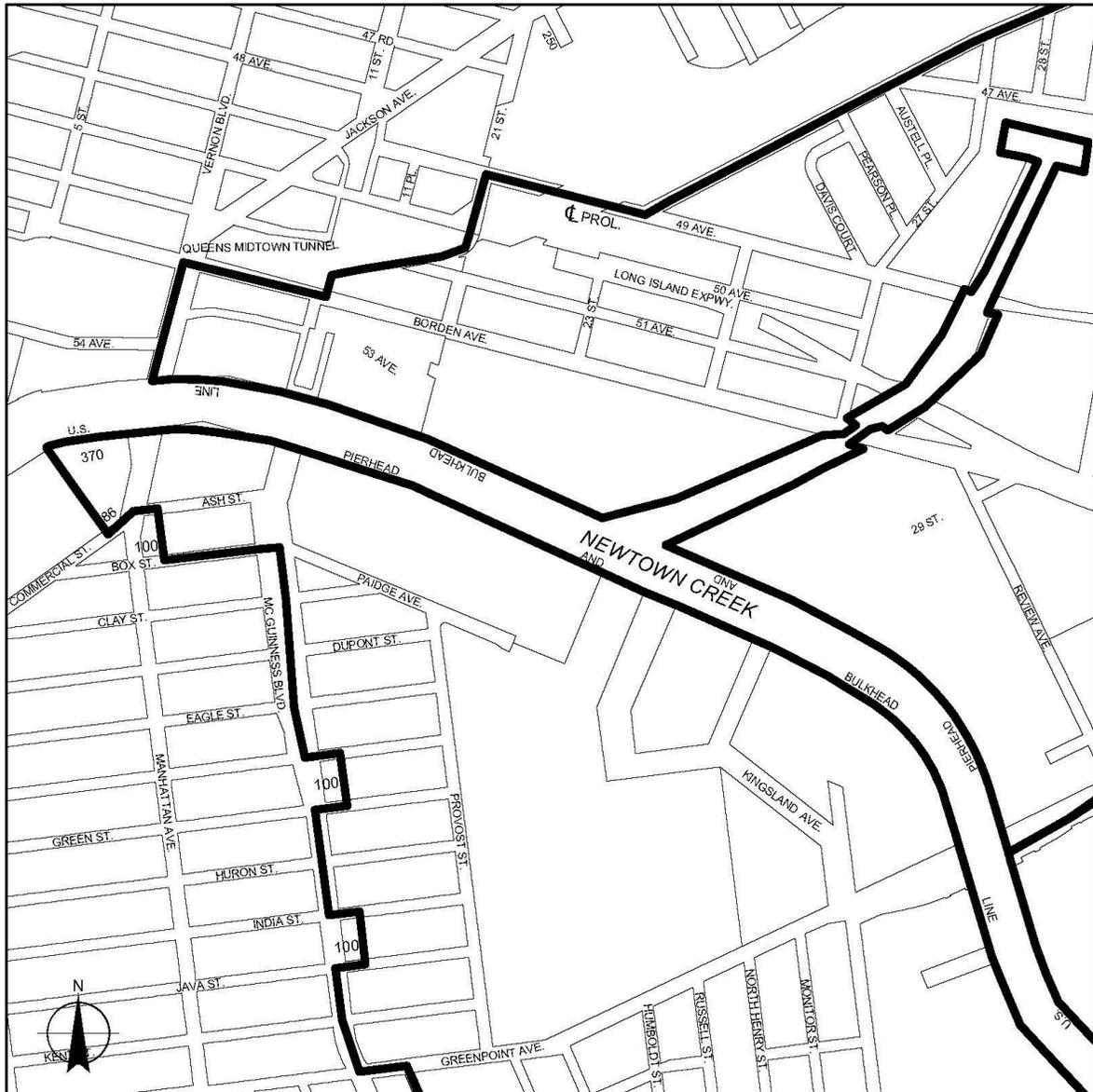
Portions of Community District 4, Brooklyn and Community District 5, Queens

Williamsburg/Greenpoint
Map 1



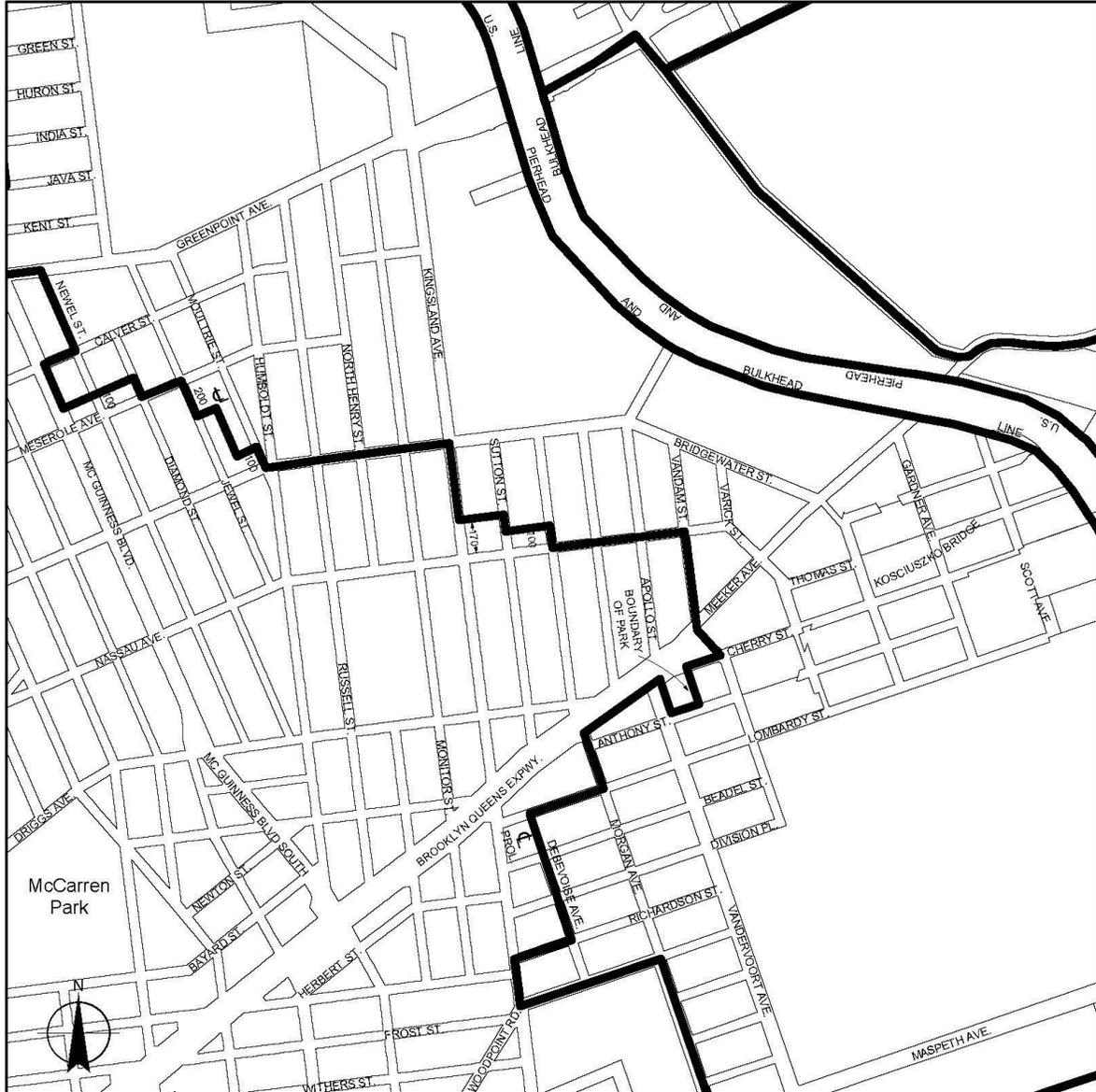
Portion of Community District 1, Brooklyn

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

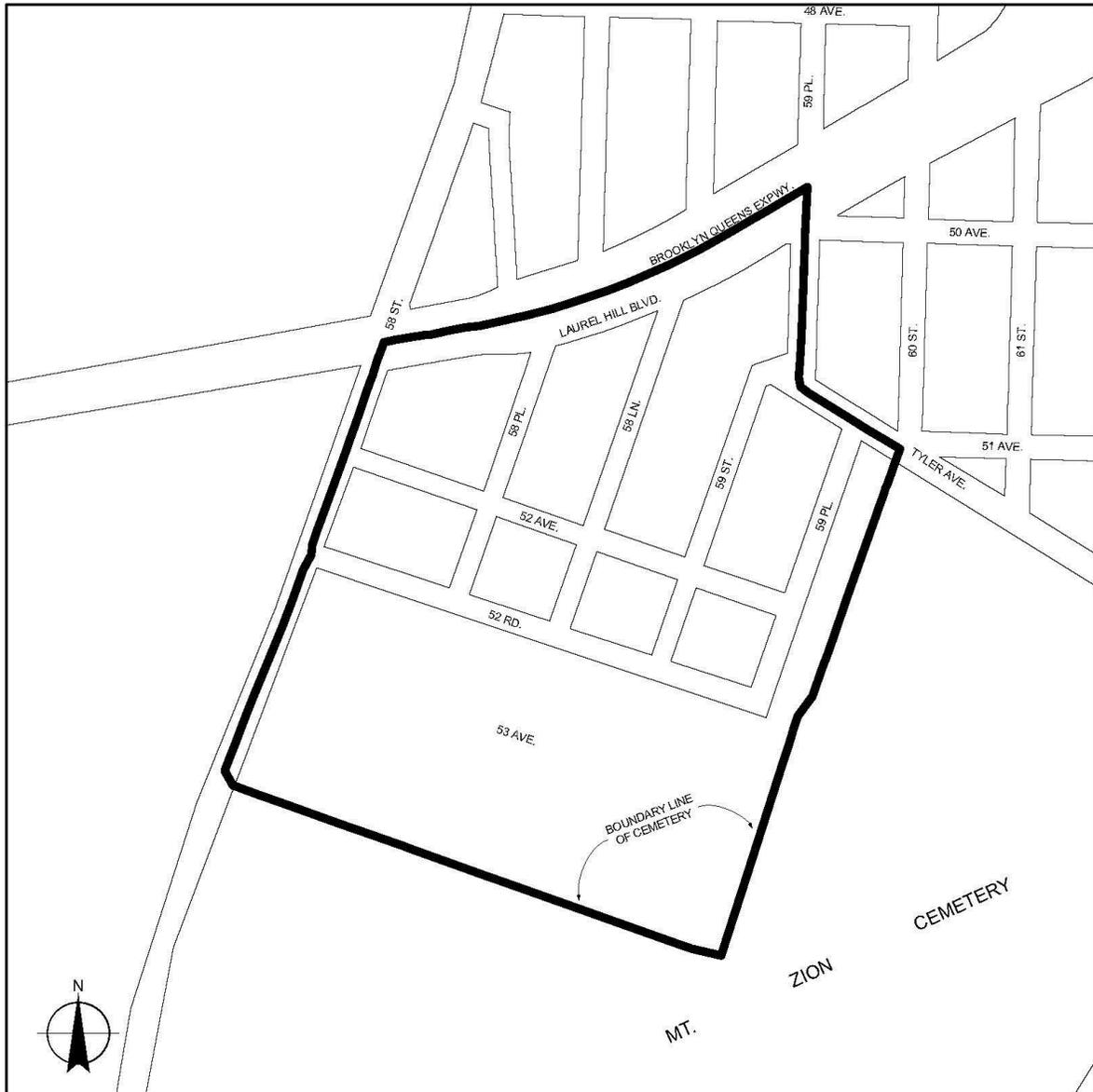
Map 1



Portion of Community District 5, Queens

Maspeth

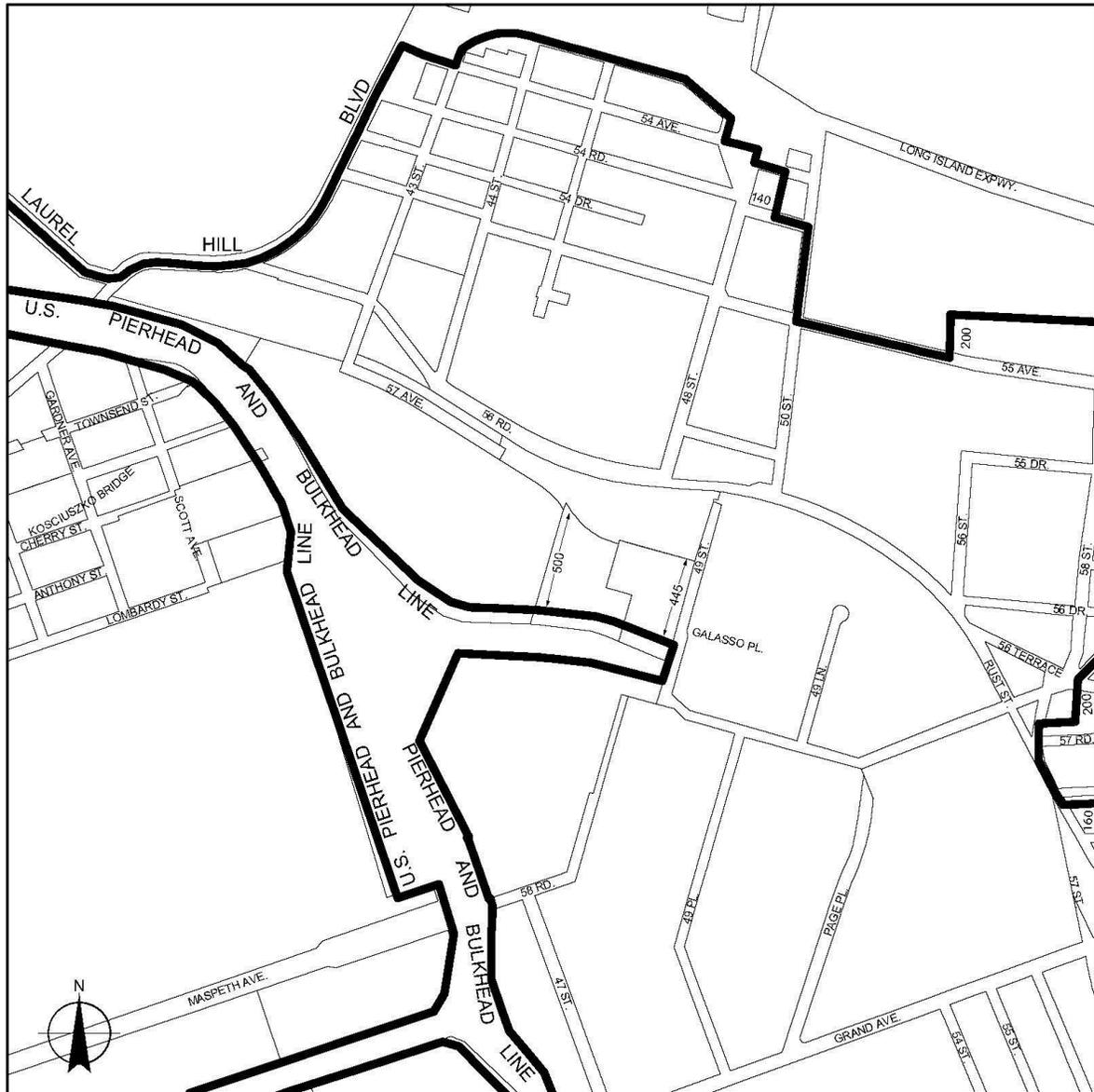
Map 3



Portion of Community District 2, Queens

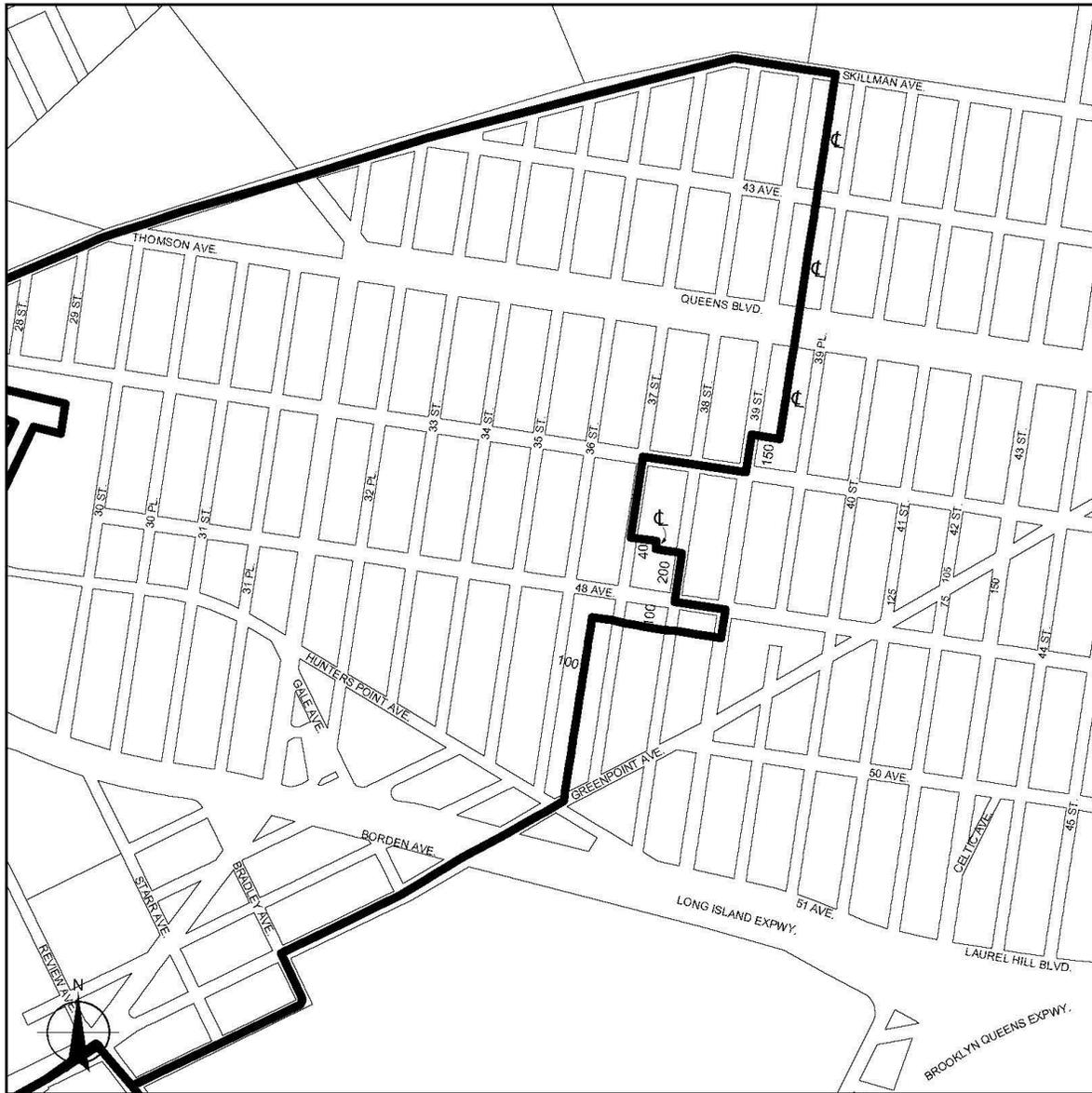
Maspeth/North Brooklyn

Map 4



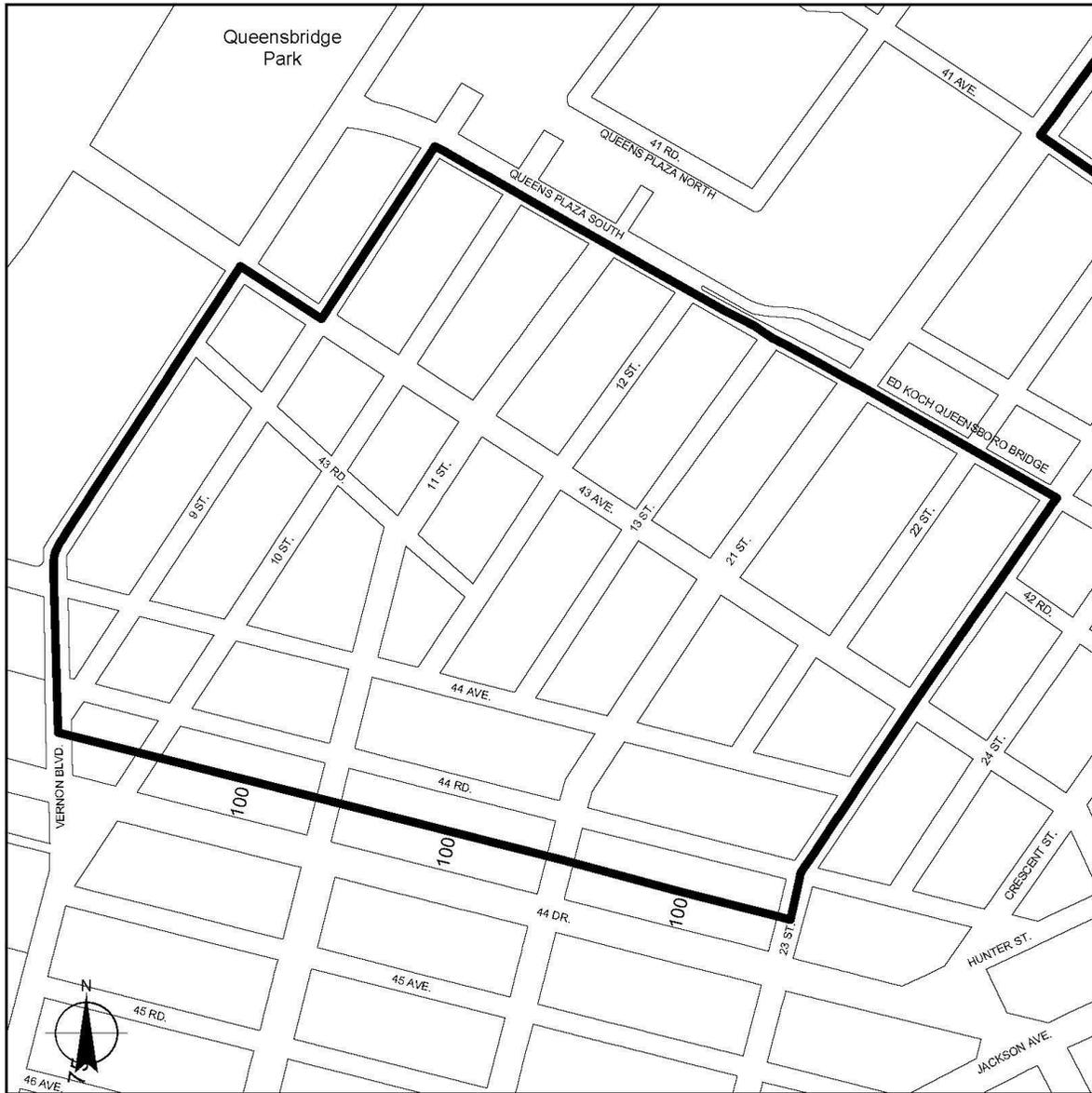
Portions of Community Districts 2 and 5, Queens and Community District 1, Brooklyn

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

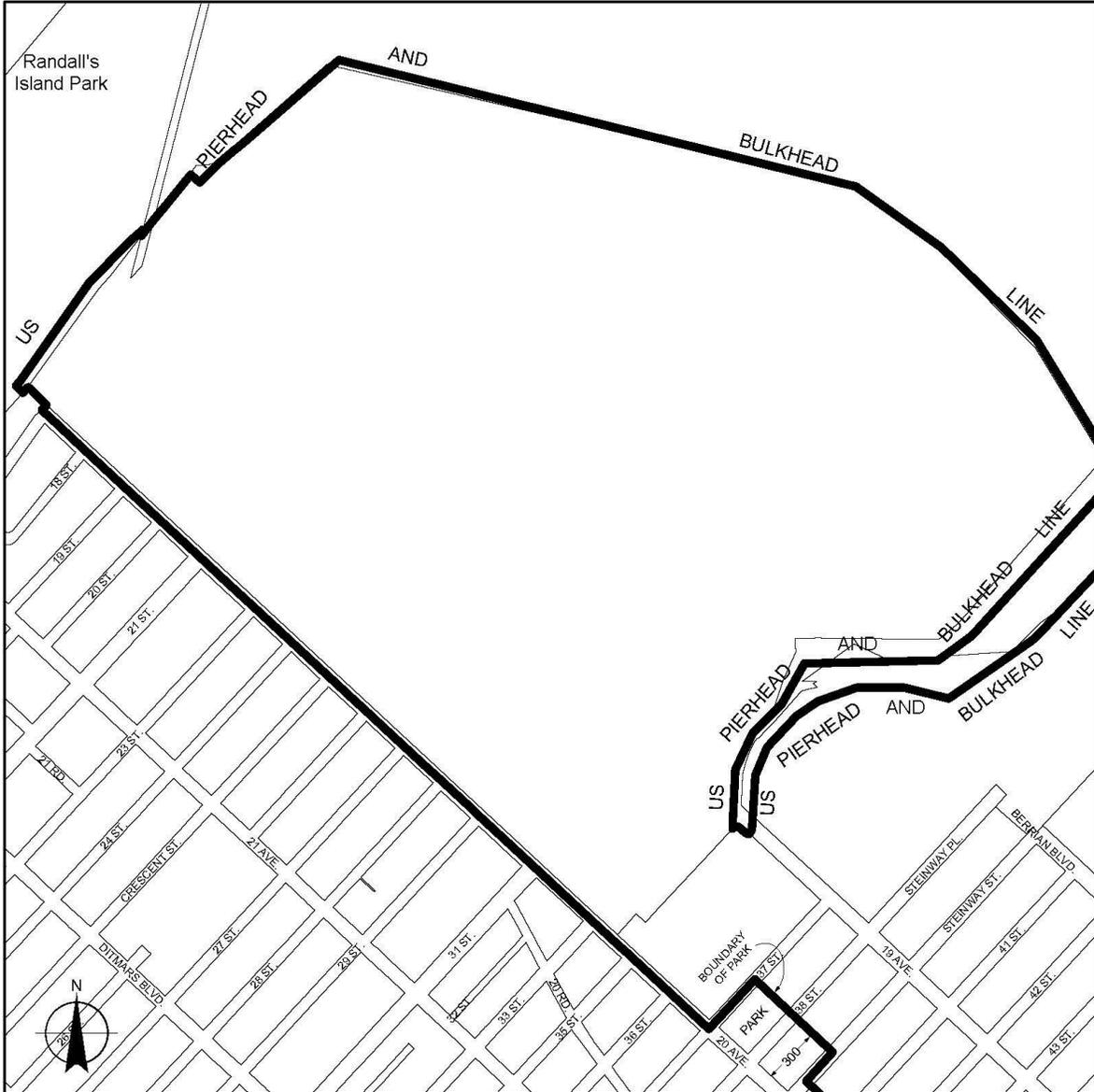
Long Island City
Map 4



Portion of Community District 1, Queens

Steinway

Map 1



Portion of Community District 1, Queens

Steinway

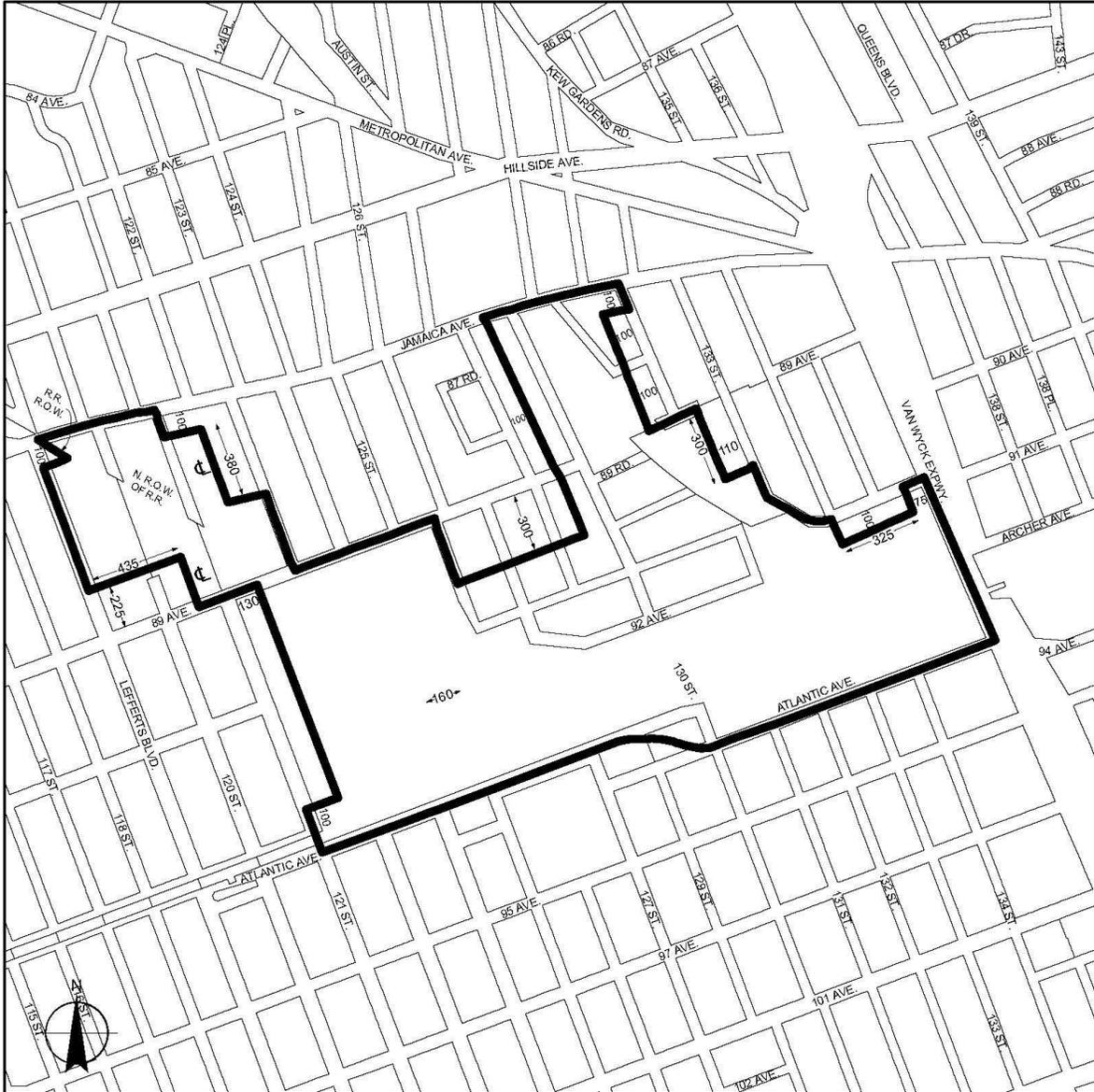
Map 2



Portion of Community District 1, Queens

Jamaica

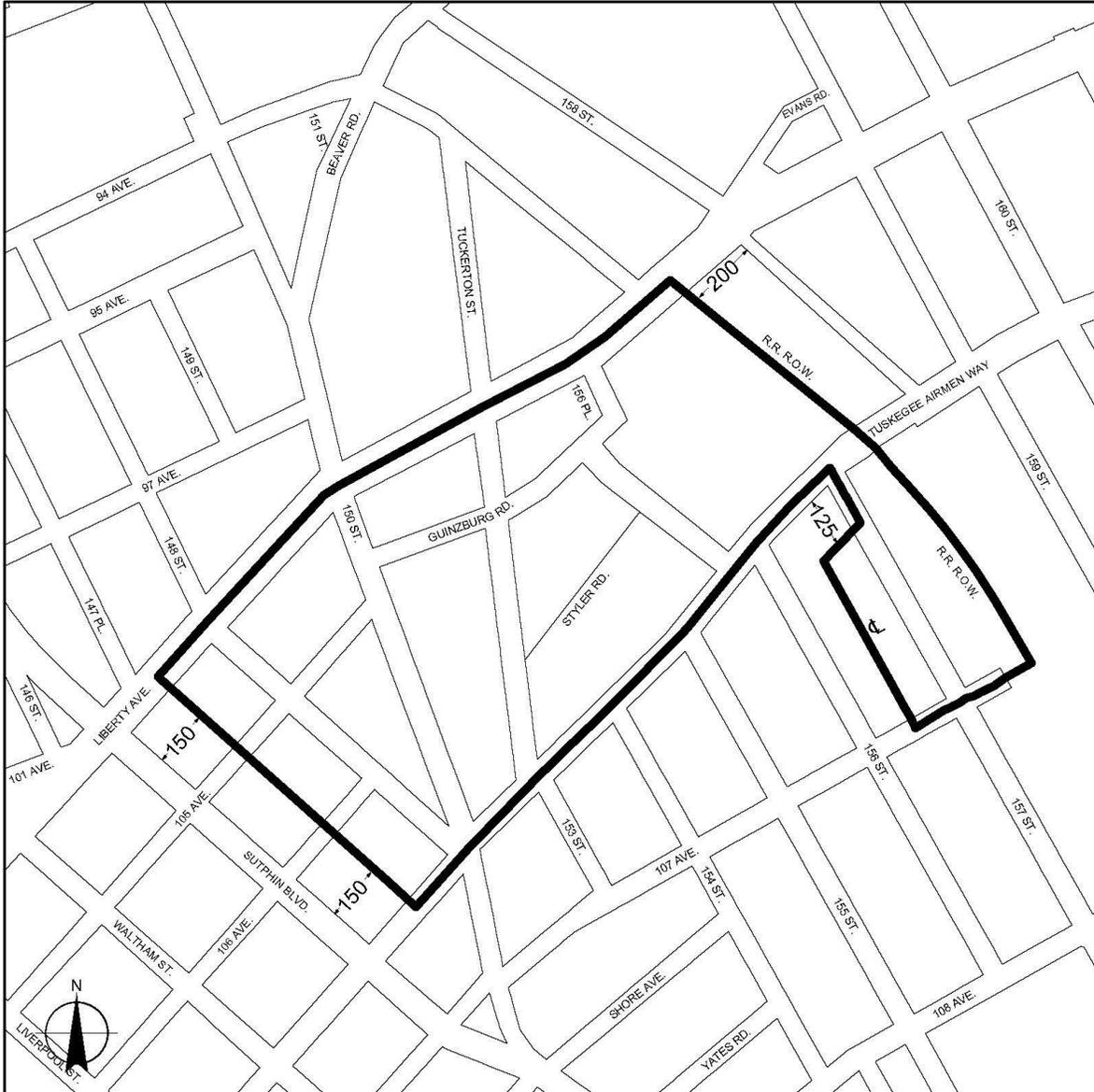
Map 1



Portion of Community District 9, Queens

Jamaica

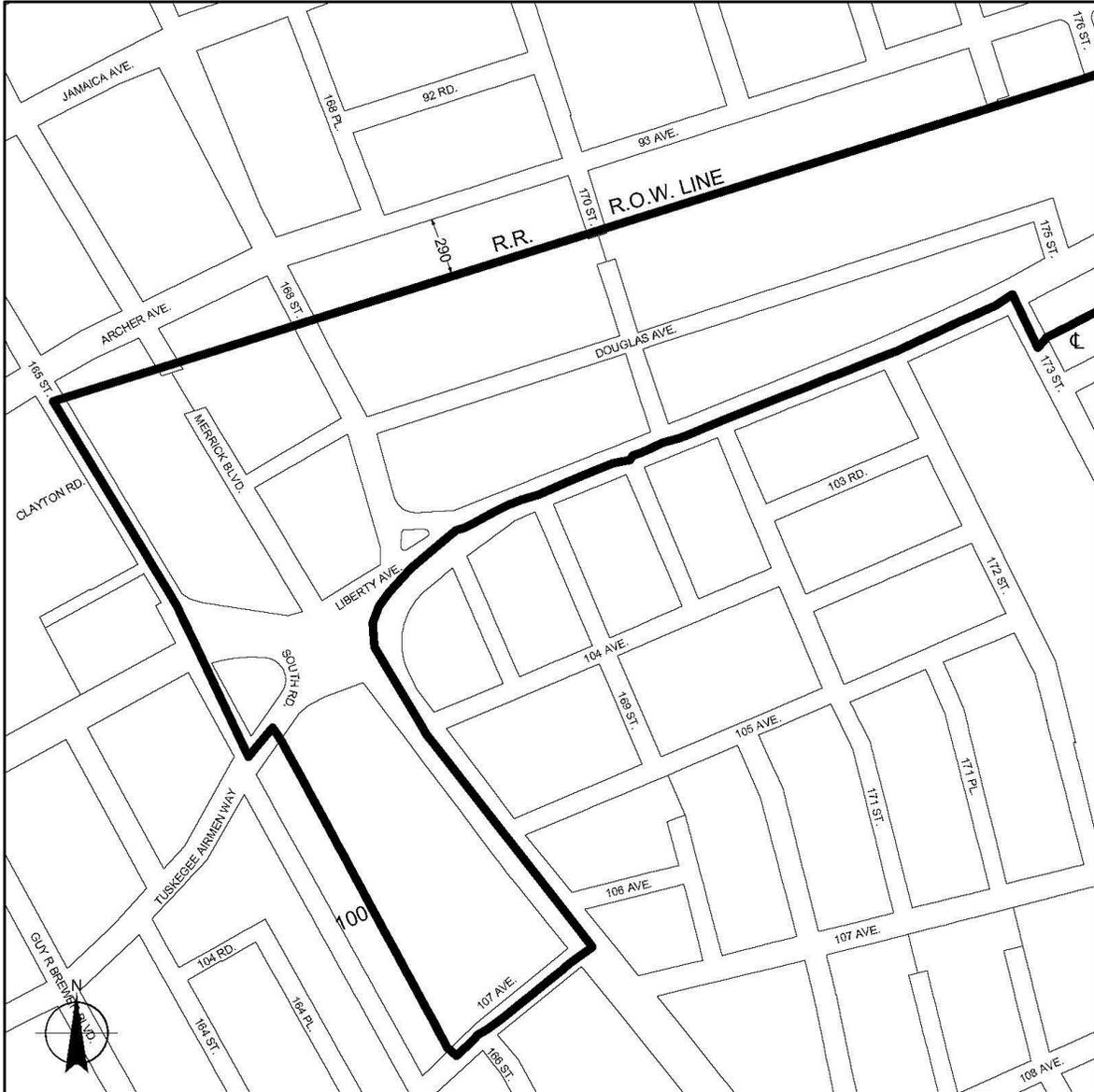
Map 2



Portion of Community District 12, Queens

Jamaica

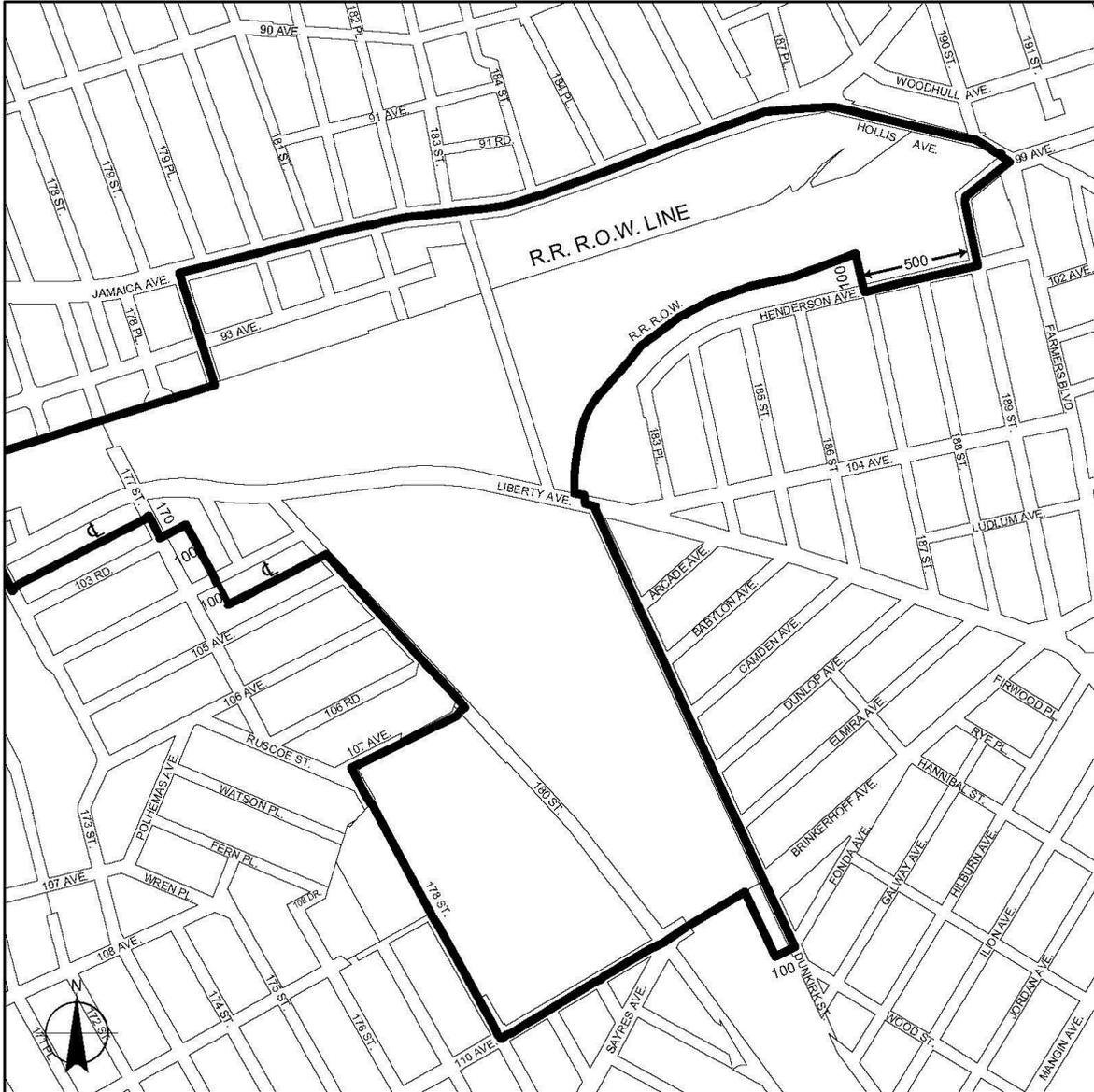
Map 3



Portion of Community District 12, Queens

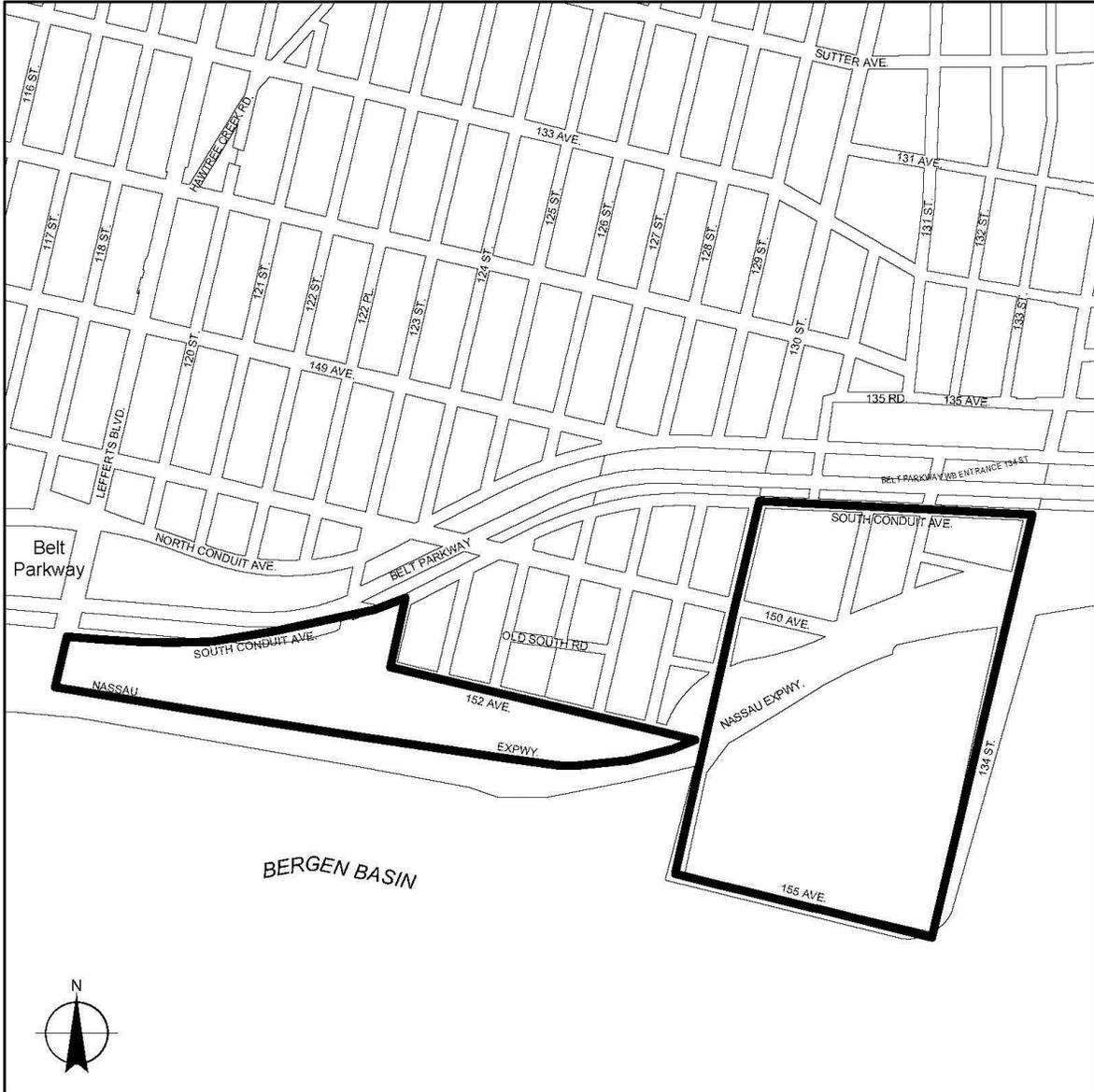
Jamaica

Map 4



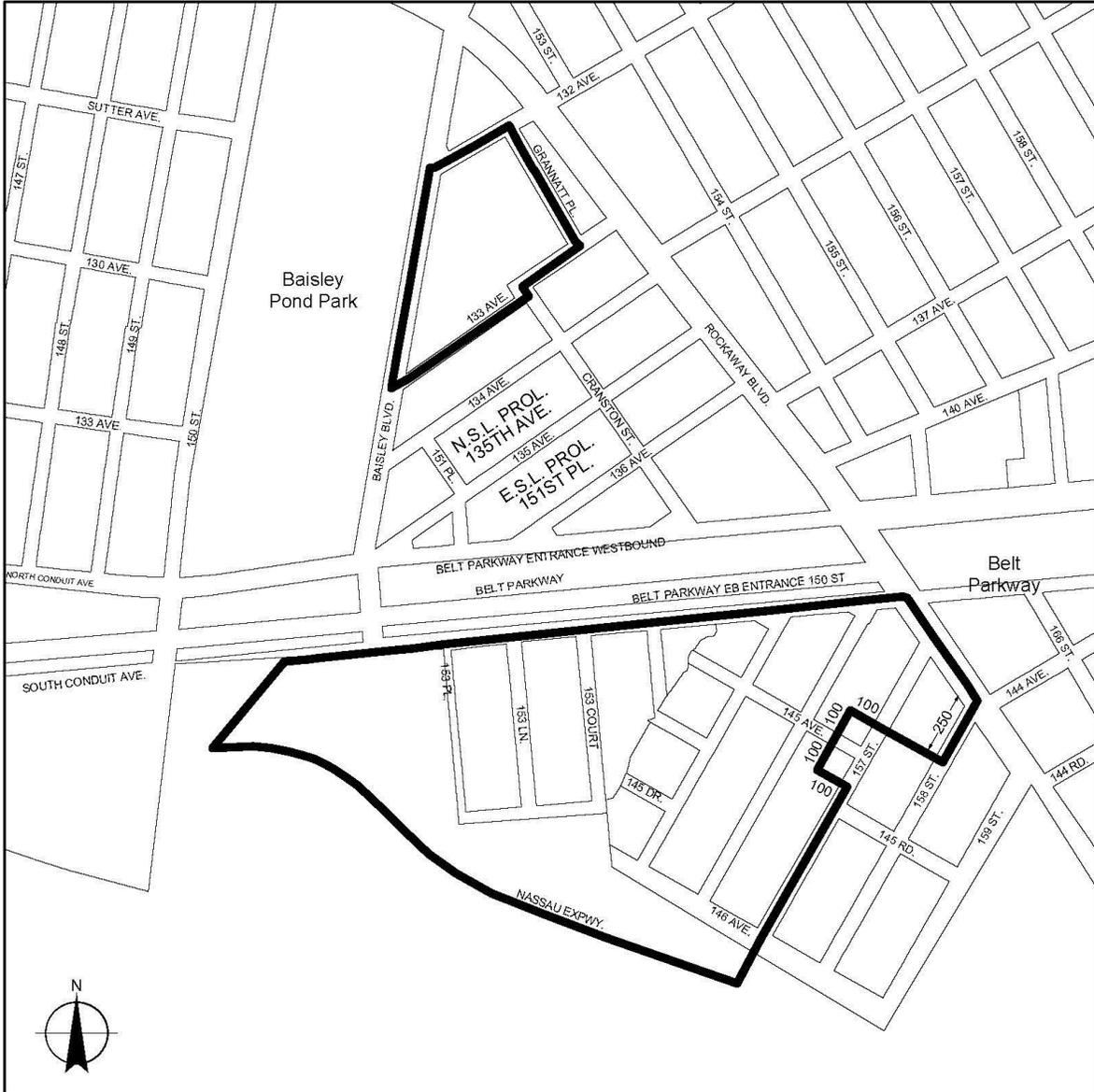
Portion of Community District 12, Queens

JFK
Map 1



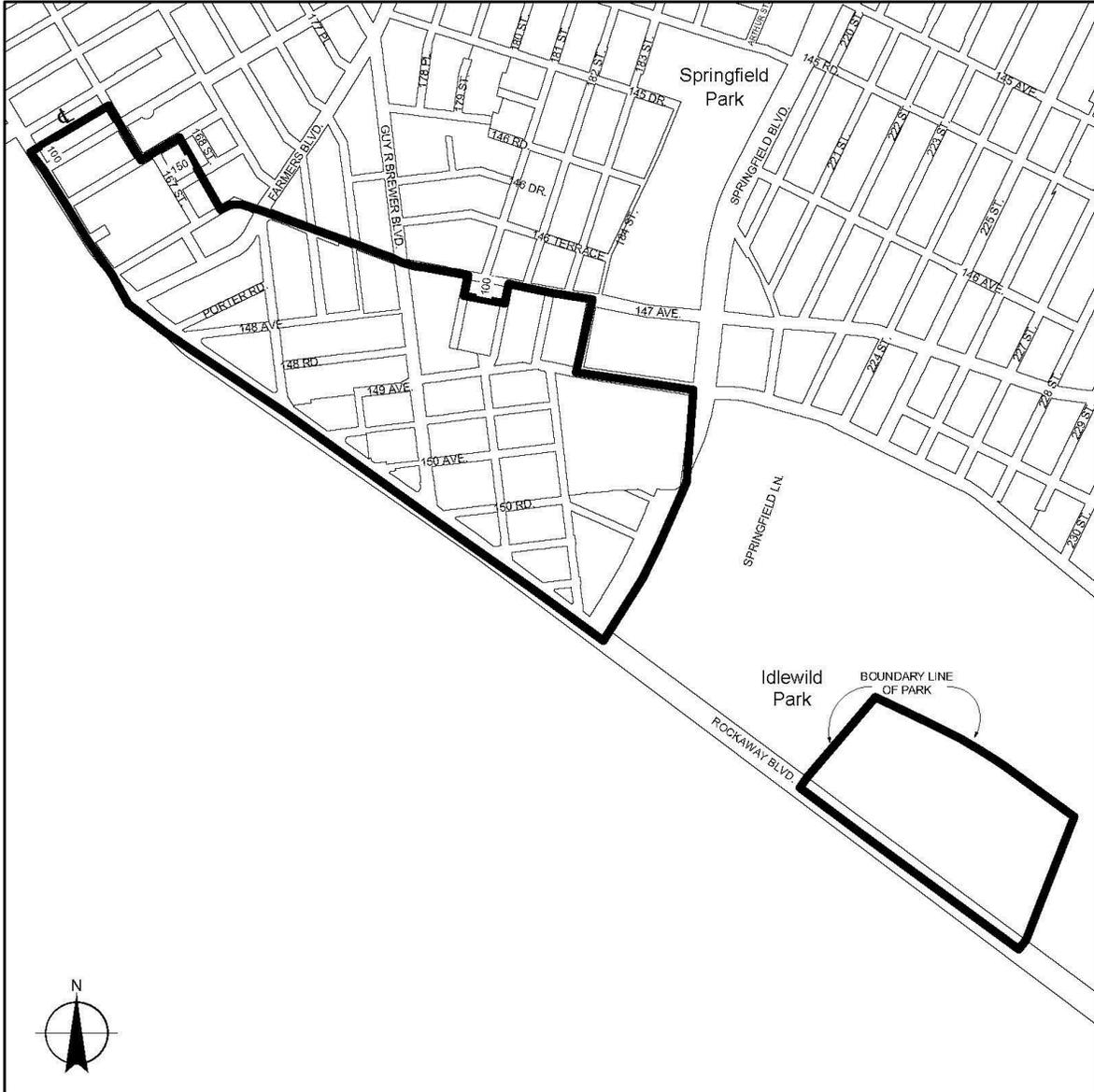
Portion of Community District 10, Queens

JFK
Map 2



Portion of Community District 12, Queens

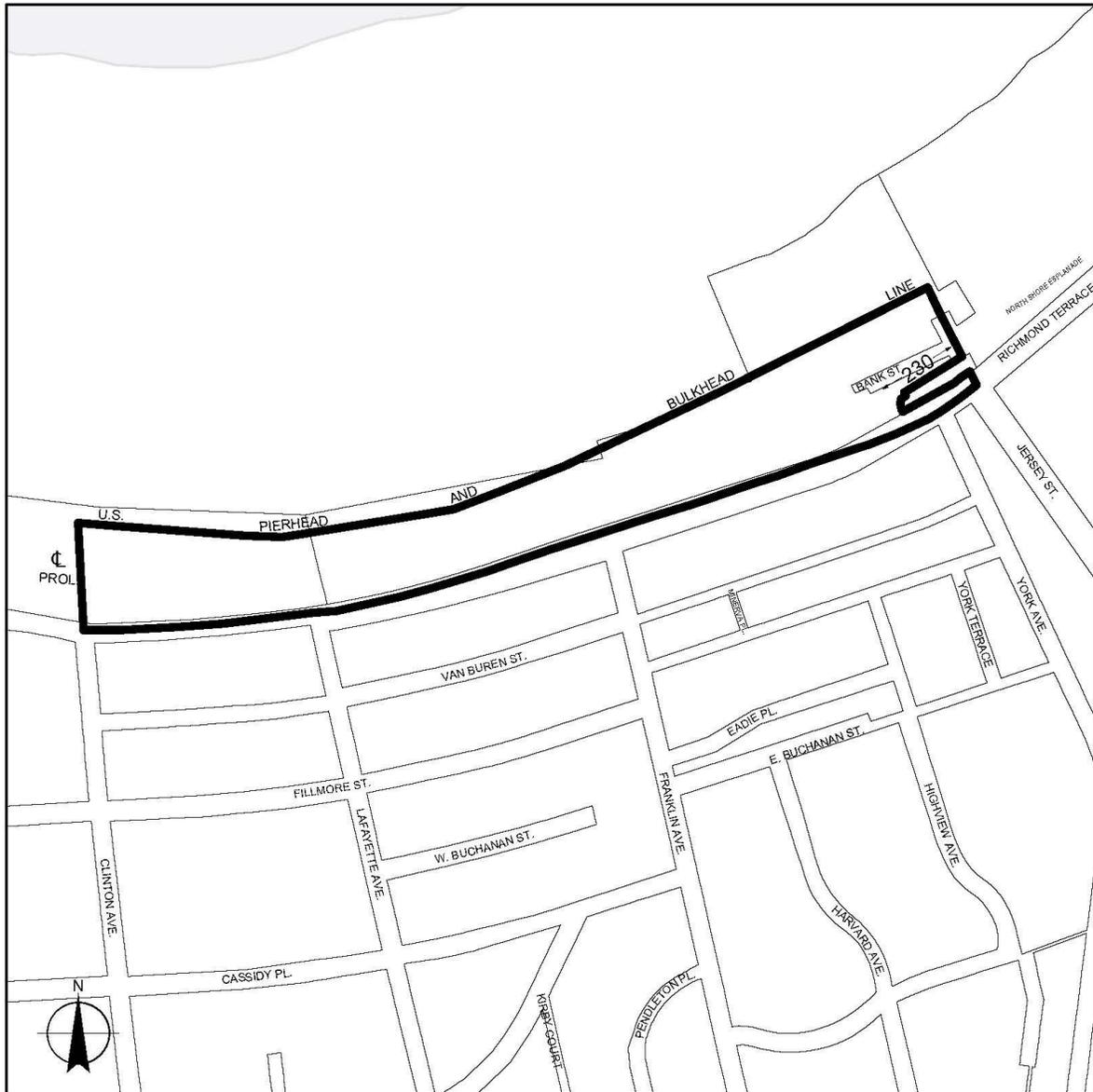
JFK
Map 3



Portion of Community District 13, Queens

North Shore

Map 1



Portion of Community District 1, Staten Island

North Shore

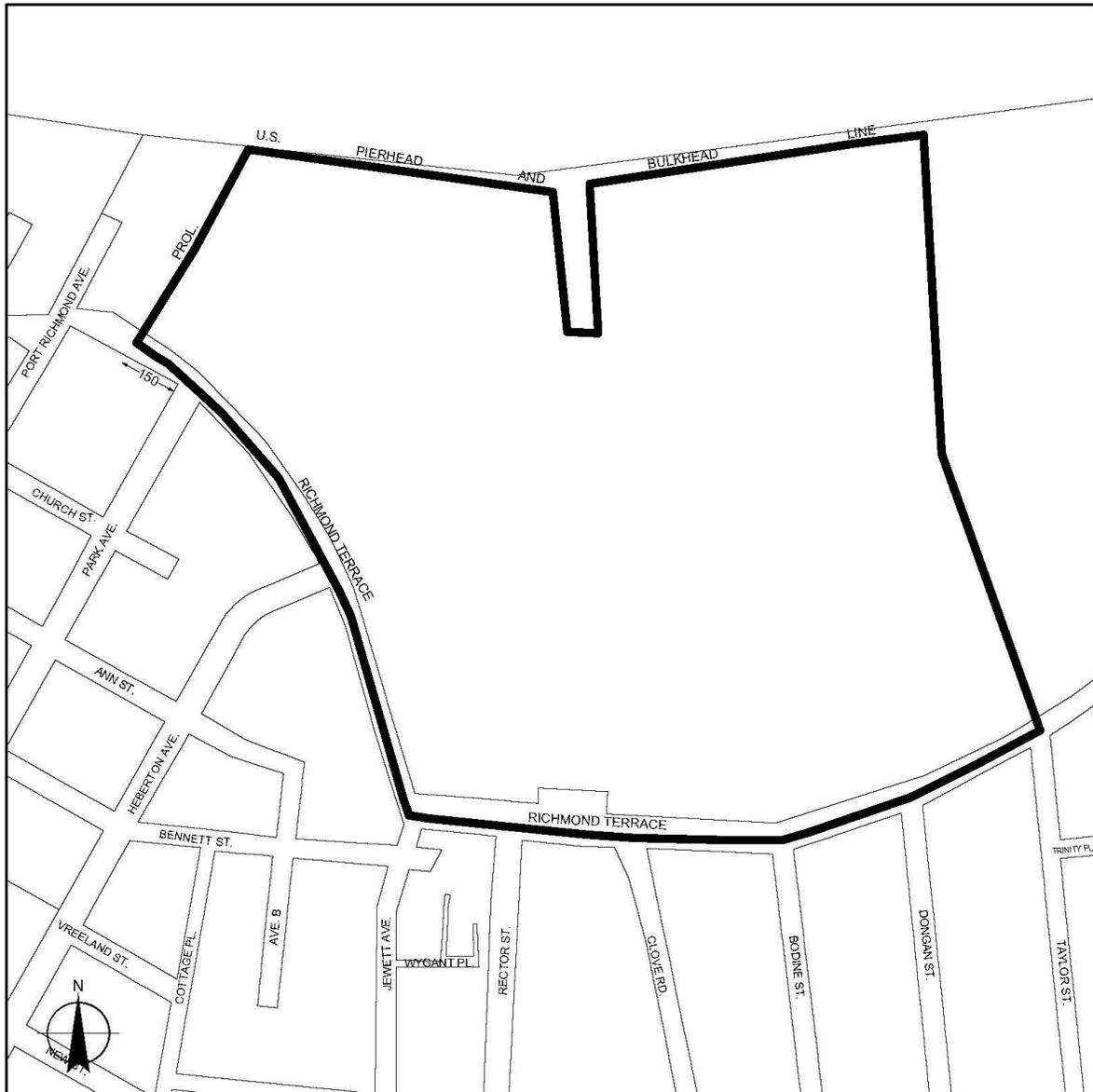
Map 2



Portion of Community District 1, Staten Island

North Shore

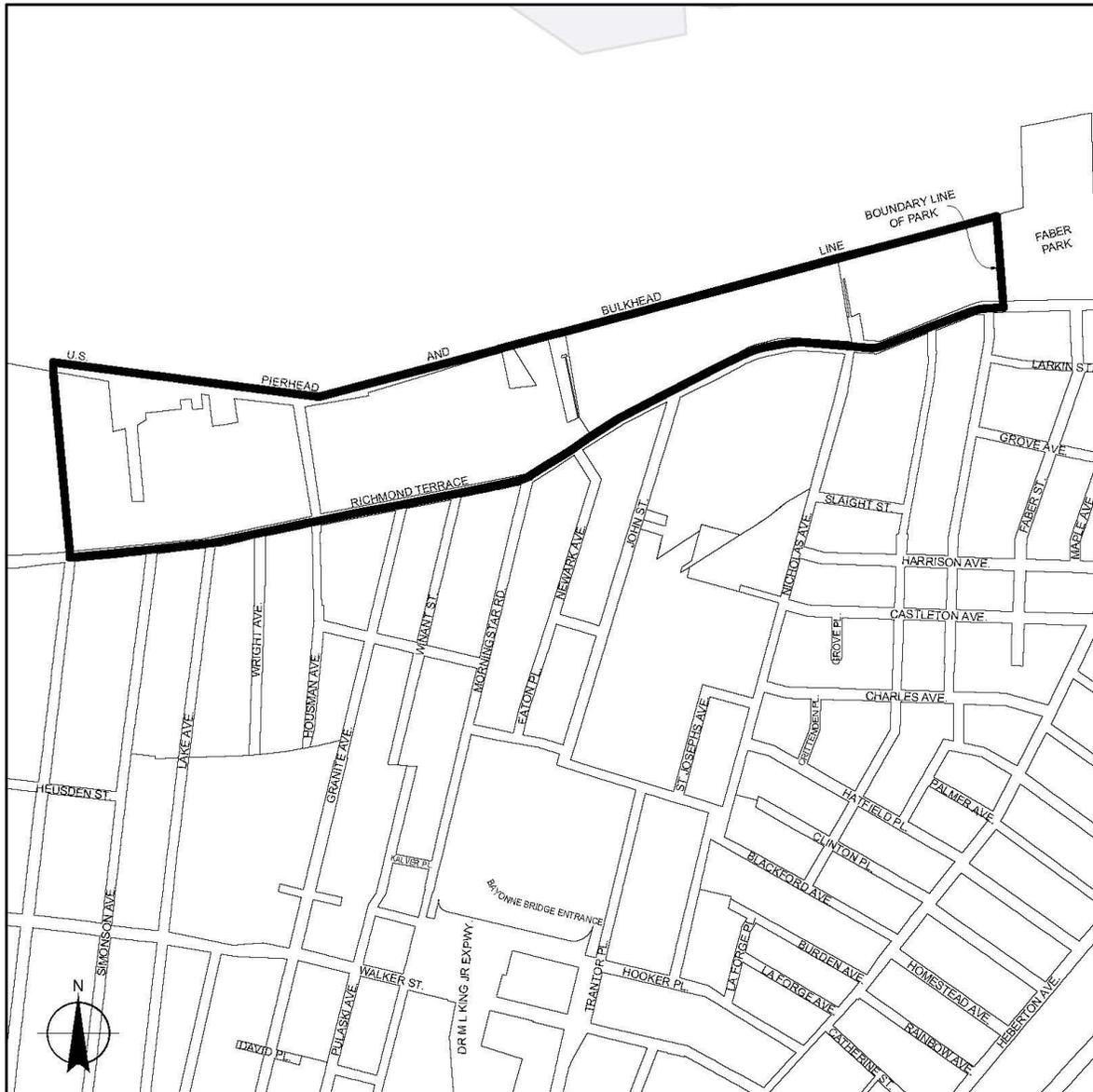
Map 3



Portion of Community District 1, Staten Island

North Shore

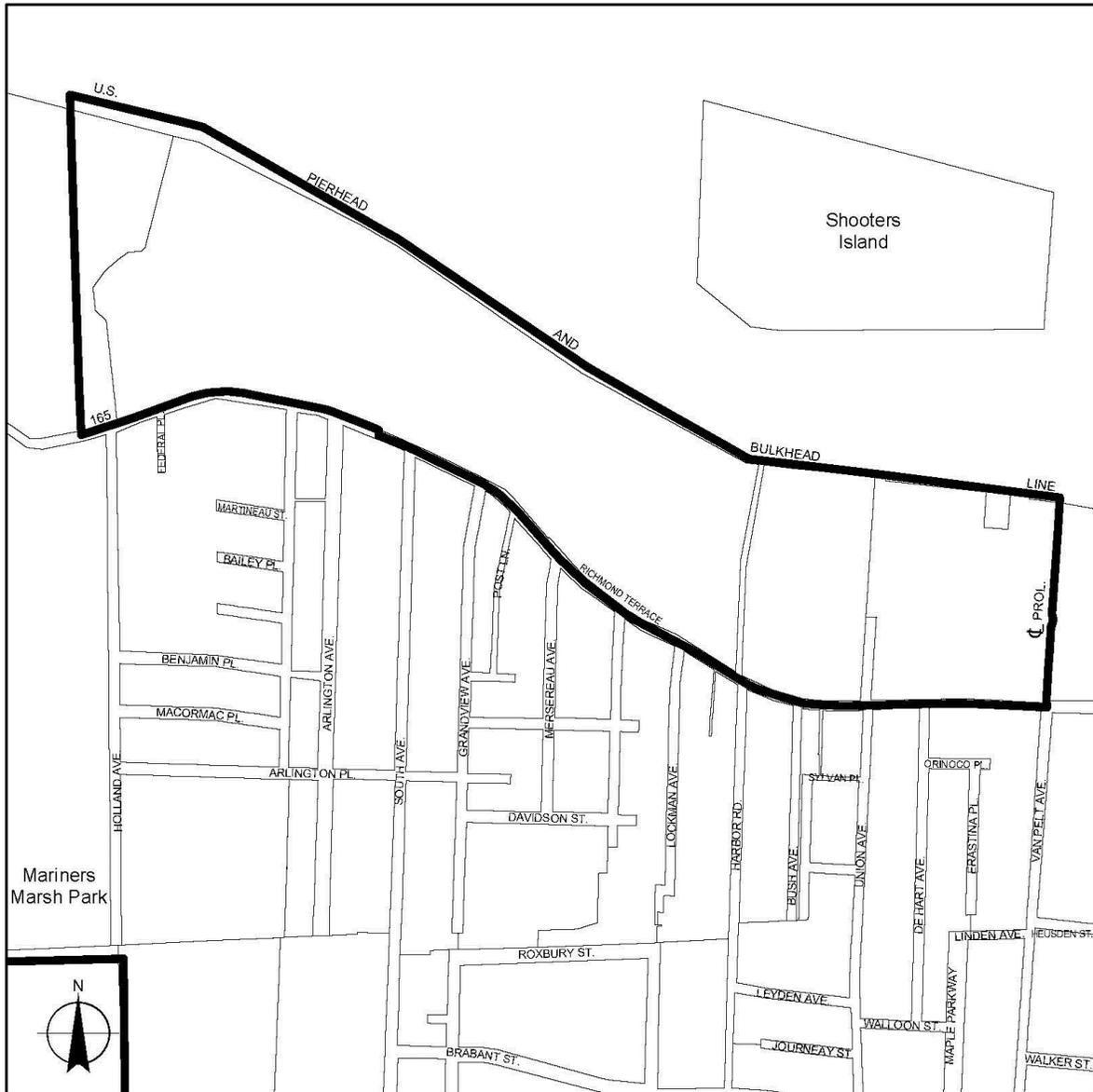
Map 4



Portion of Community District 1, Staten Island

North Shore

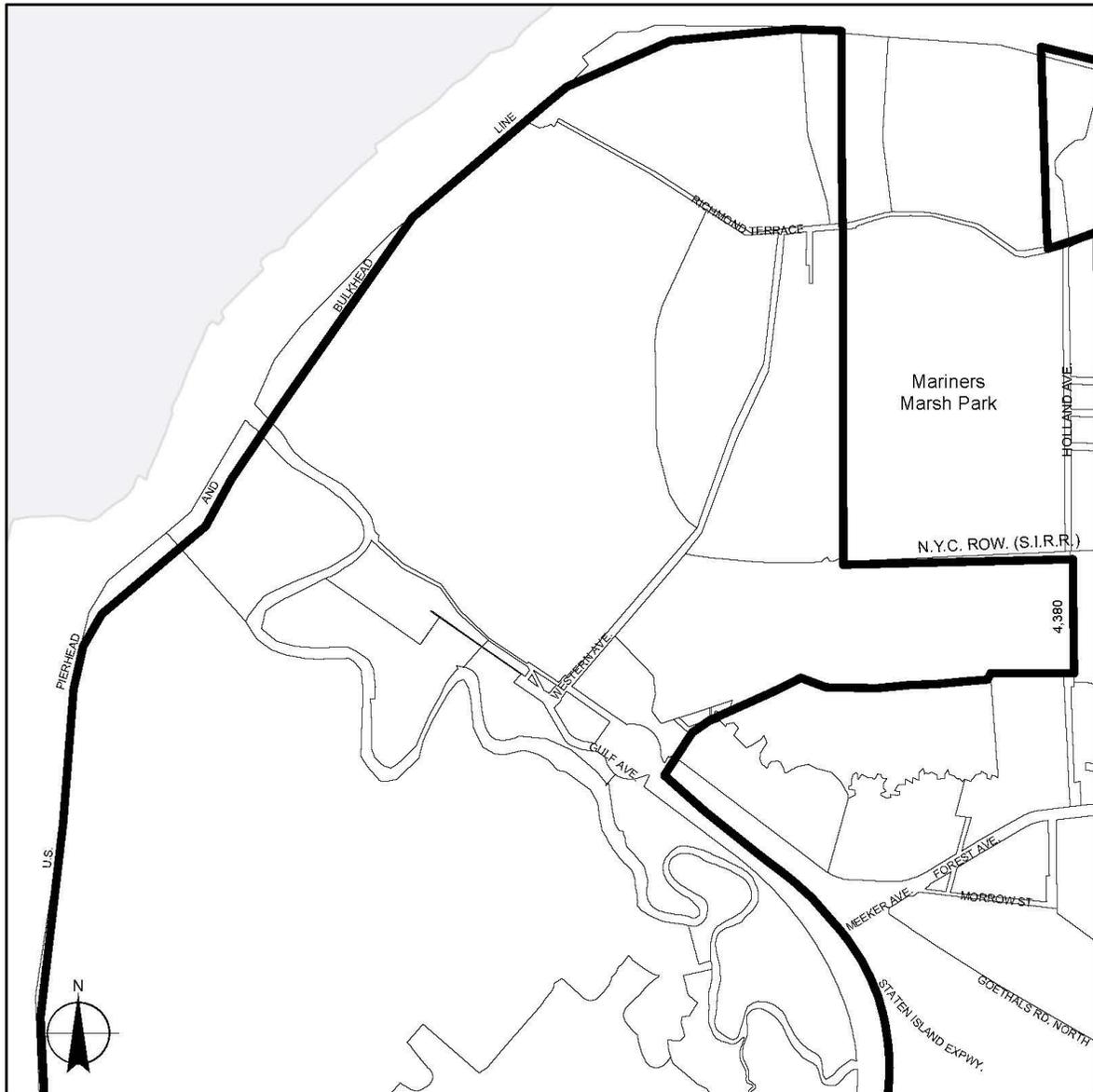
Map 5



Portion of Community District 1, Staten Island

West Shore

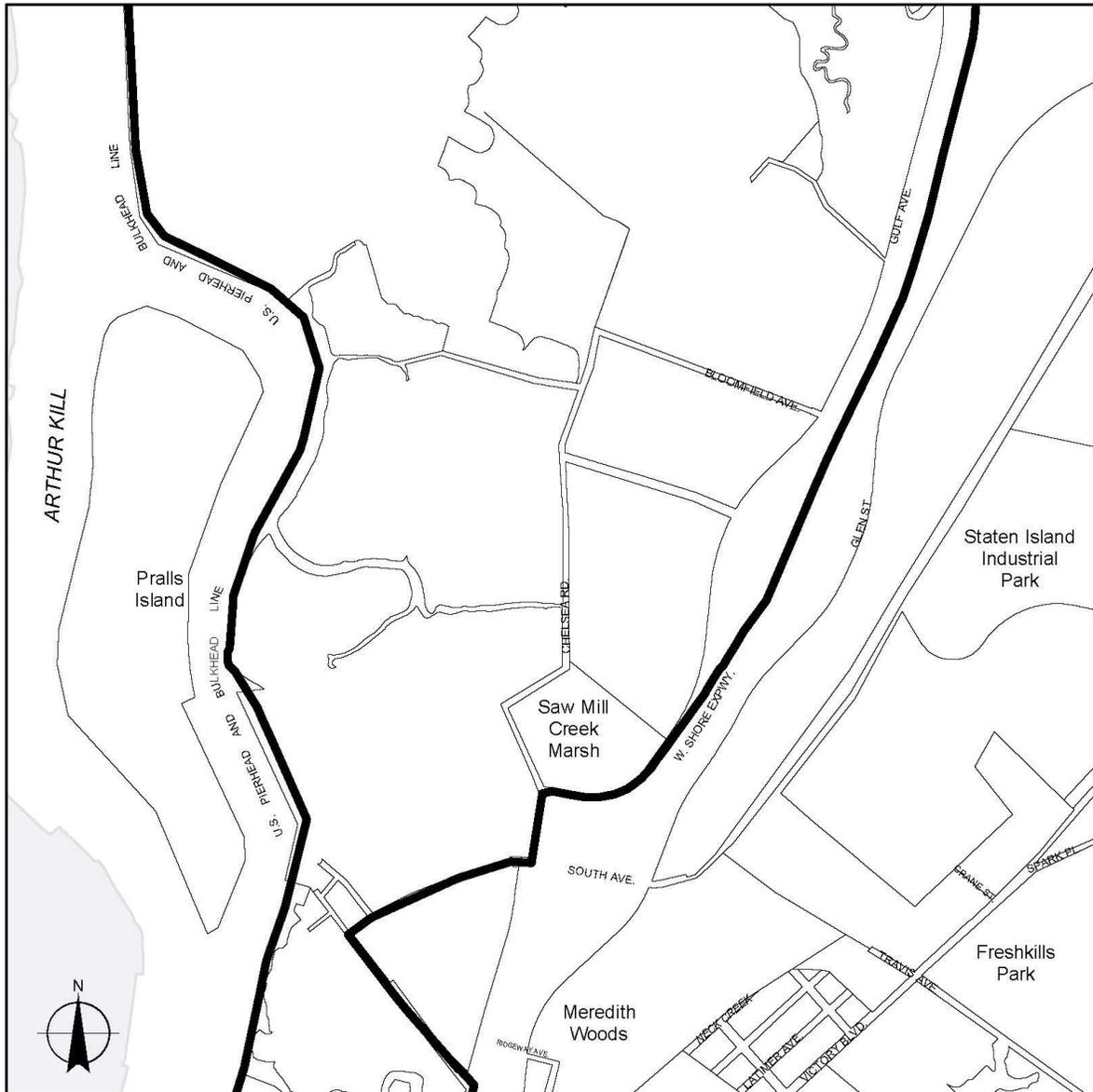
Map 1



Portion of Community District 1, Staten Island

West Shore

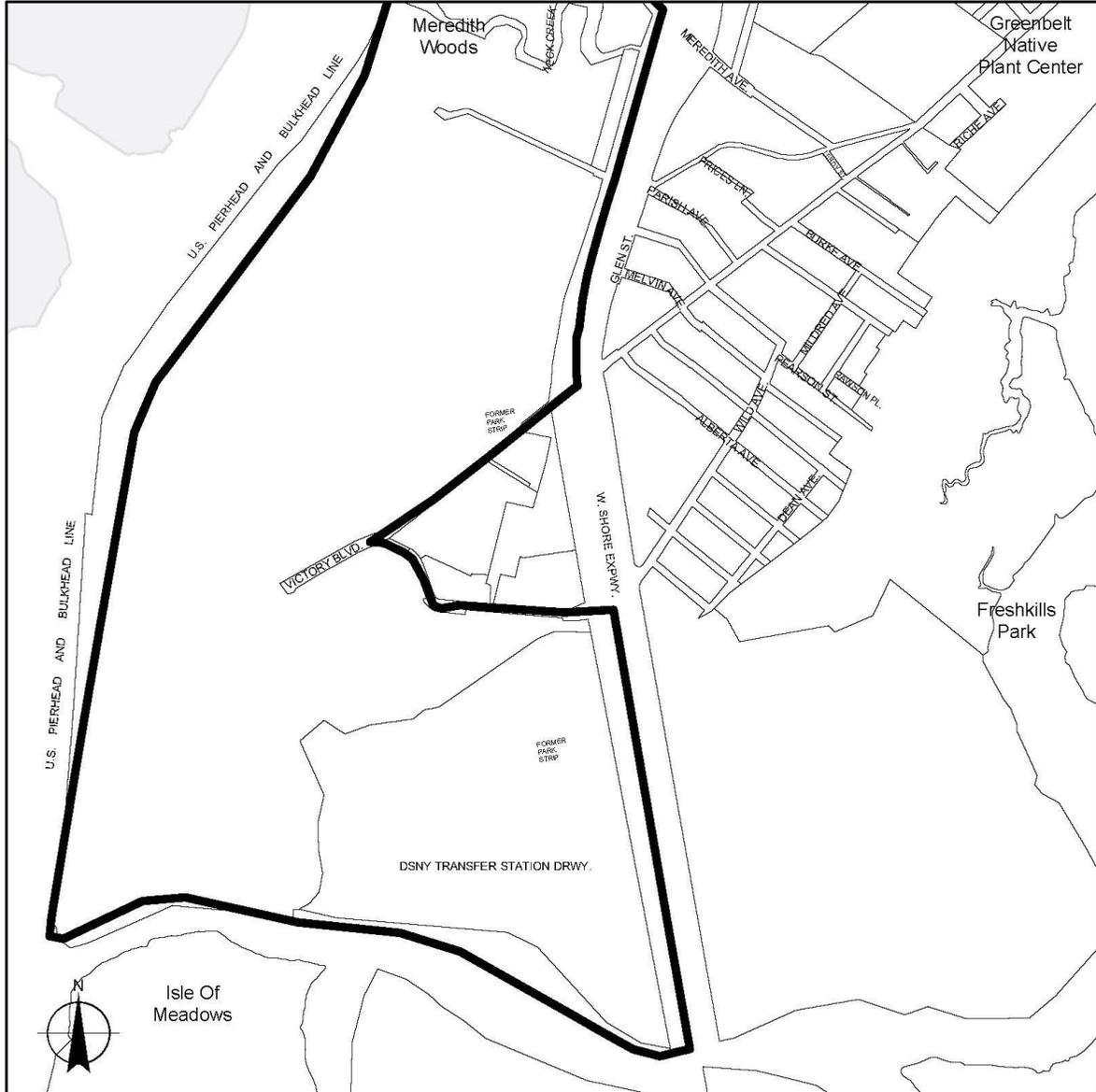
Map 2



Portion of Community District 2, Staten Island

West Shore

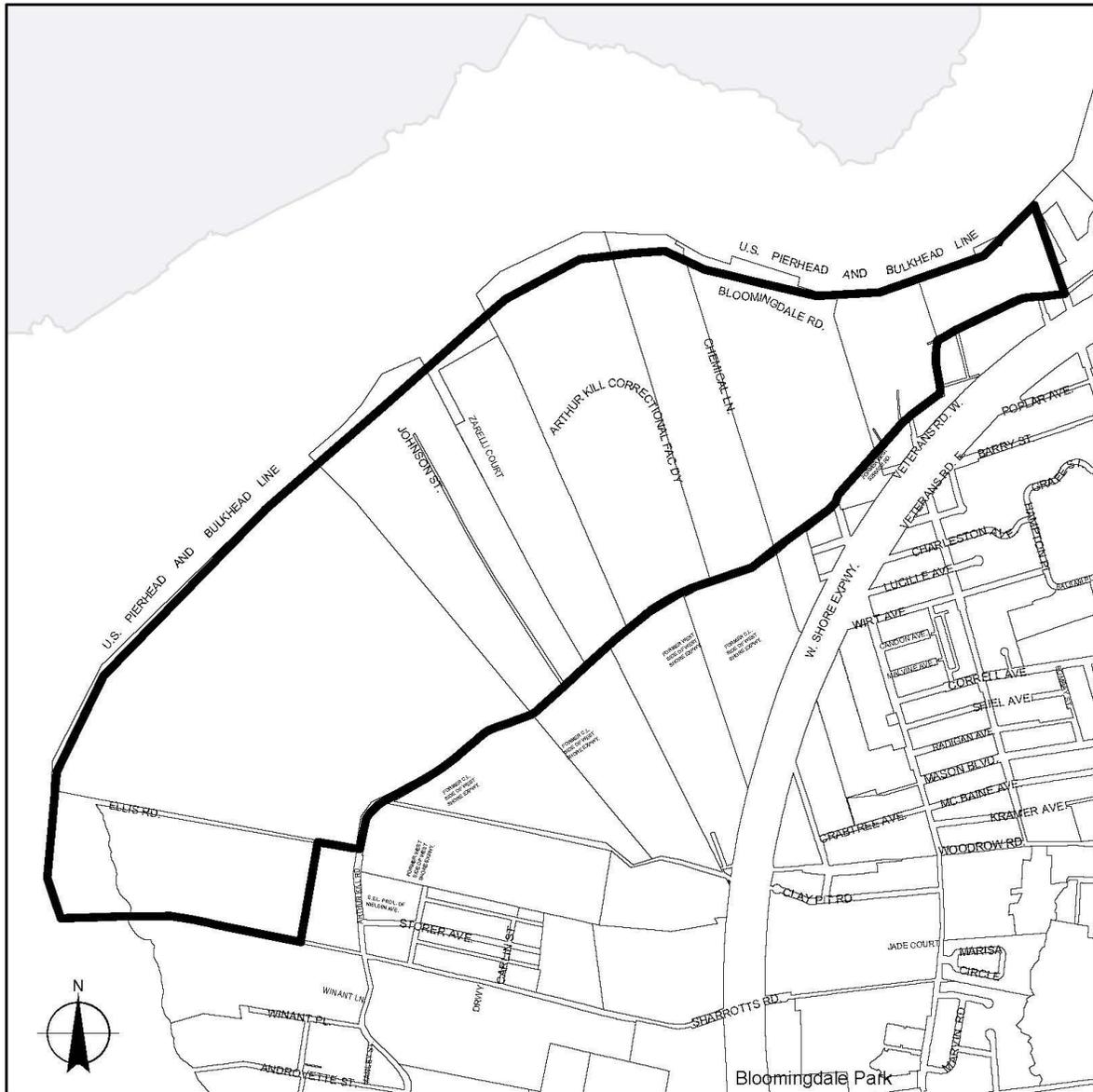
Map 3



Portion of Community District 2, Staten Island

Rossville

Map 1



Portion of Community District 3, Staten Island

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