



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ZONING DIVISION

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## **City of Yes for Economic Opportunity**

### **City Planning Commission Modifications - Primary Zoning Resolution sections**

Below are the primary Zoning Resolutions sections associated with modifications the City Planning Commission made to City of Yes for Economic Opportunity.

- **Proposal #3: Production**
  - Revise the proposed zoning use tables to provide additional specificity on what uses are and are not eligible to locate in Commercial Districts (ZR 32-20).
- **Proposal #5: Upper Floor Commercial**
  - Restrict proposed upper floor commercial allowances to spaces not used for existing residential units (ZR 32-421 and 32-422).
  - Restrict all UG6B (Service), UG8, and UG10, from using proposed upper floor commercial allowances unless they comply with new environmental standards (ZR 32-423).
- **Proposal #6: Modernize use terms**
  - Per discussions with DOB on implementation, relabel numbered Use Groups to be Roman Numerals (ZR 31-11 through 32-20, 22-11 through 22-20, 42-11 through 42-20).
  - Insert language clarifying that new use terms and Use Group categorization are not to be considered a change of use (ZR 11-24).
  - Governors Island Special Open Space Subdistrict corrections to maintain original intent of the Special District (ZR 134-11).
- **Proposal #8: Laboratories**
  - Explicitly refer to the section of the NYC Building Code (BC 427) that is currently used to interpret the environmental standards for laboratories in Commercial Districts (ZR 32-172).
  - Make clear that the laboratory use special permit (ZR 74-171) and the laboratory bulk special permit (ZR 74-901) can be used independently of one another in instances where the use permit is not necessary for the application.
- **Proposal #9: Nightlife**
  - Insert language that the presence of a “dance floor” means that an eating or drinking establishment is providing entertainment (ZR 32-162 (b)).
- **Proposal #10: Amusements**

- Provide additional specificity as to what kind of business types would be considered Amusement or Recreation Facilities (ZR 12-10 “Amusement or recreation facilities,” “Outdoor amusement park”).
- **Proposal #11: Home occupations**
  - Clarify that home occupations cannot utilize residential common areas such as hallways, lobbies, and stairwells for waiting, queuing, or other purposes (ZR 12-10 “home occupation” (b)(4)).
  - Clarify that additional potential hazards are also meant to be restricted from home occupations (ZR 12-10 “home occupation” (b)(7)).
  - Reinstate a square footage cap for home occupations at 1,000 SF (ZR 12-10 “home occupation” (a)(3)).
- **Proposal #12: Streetscape**
  - Clarify that building elements commonly found in lobby areas or along street frontages would still be permitted (ZR 32-301 “Minimum qualifying depth”).
  - Increase the threshold from 50% to 75% of nearby lots for when active ground floors are required (ZR 32-322).
  - Adjust the active ground floor requirement from 100% of the frontage to 50% (ZR 32-321).
- **Proposal #13: Auto repair**
  - Provide additional specificity as to what kind of business types would be considered Light Motor Vehicle Maintenance or Repair (ZR 12-10 “Motor vehicle repair and maintenance shop, heavy or light”).
- **Proposal #14: Micro-distribution**
  - Clarify that areas for parking vehicles in associated with the micro-distribution facility in a shared parking facility on the same zoning lot are not subject to the size limitation, provided they are not used for storage (ZR 32-193).
- **Proposal #15: Campus Commercial**
  - Introduce language into findings that the use will serve residents of the large-scale site as well as the surrounding residential area (ZR 75-12).