

City of New York  
DEPARTMENT OF BUILDINGS

DIRECTIVE NO. 31 of 1967

To: Borough Superintendents

Date: August 15, 1967

From: Thomas V. Burke  
Director of Construction

Subject: Show windows in non-conforming stores in residence districts - Section 52-21 Zoning Resolution.

Where existing, legal, non-conforming stores exist or are permitted in Residence districts, new show windows shall not be permitted, nor shall enlargement of existing show windows be permitted, except in those locations where show windows can not be placed or do not exist on a frontage zoned for Commercial or Manufacturing use. In such locations new show windows or enlargement of existing show windows may be permitted for stores within Residence districts.

Since new non-conforming uses, as well as existing non-conforming uses, are permitted in Residence districts under sections 52-10 and 52-30 of the Zoning Resolution, denial of a permit to construct show windows for a store would nullify such sections.

Incidental alterations are permitted by section 52-21 for non-conforming uses. The definition of incidental alterations in section 12-10 permits "making windows or doors in exterior walls." Show windows may therefore be permitted for non-conforming stores under the foregoing conditions.

This directive shall supersede Directive No. 24, issued on July 13, 1967.

  
Thomas V. Burke  
Director of Construction

TVB/df

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