

PROPOSED SELF STORAGE TEXT AMENDMENT

May 22, 2017

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 * * *

Self-service storage facility

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

- (a) facility is partitioned into individual, securely subdivided space for lease; or
- (b) 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) floor spaces or storage devices are less than 300 square feet in area and are to be leased or rented to persons or businesses to access, store or remove property on a self-service basis.

Semi-detached (building) * * *

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 permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

* * *

ARTICLE IV: MANUFACTURING DISTRICT REGULATIONS

Chapter 2: Use Regulations

* * *

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

**42-11
Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B**

M1

Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-16, 32-18, 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

**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 permitted only by special permit of the City Planning Commission pursuant to Section 74-932.

* * *

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

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

* * *

**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

M1 M2 M3
#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

M1
#Uses# listed in Use Group 4A Community Facilities, except ambulatory diagnostic or treatment health care facilities and houses of worship

M1
Variety stores, with no limitation on #floor area# per establishment [PRC-B]

* * *

**ARTICLE V: NON-CONFORMING USES AND NON-COMPLYING BUILDINGS
Chapter 2: Non-Conforming Uses**

* * *

**52-40
ENLARGEMENTS OR EXTENSIONS**

* * *

52-46

Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts

* * *

52-47

Non-conforming Self-Service Storage Facilities in Designated Areas Within Manufacturing Districts

In designated areas within #Manufacturing Districts, a #self-service storage facility# that existed on the (effective date) may #enlarge# or #extend# on the same #zoning lot#, provided that:

- (a) such #self-service storage facility# has filed documentation that is satisfactory to the Department of Buildings of its existence prior to (effective date) as a Use Group 16D facility that meets the definition of a #self-service storage facility#; and
- (b) such #enlargement# or #extension# does not create a #non-compliance# or increase the degree of #non-compliance# of a #building or other structure#.

* * *

52-50

DAMAGE OR DESTRUCTION

* * *

52-531

Permitted reconstruction or continued use

* * *

For the purposes of this Section, any #single-family# or #two family residence# located within an M1-1D, M1-2D, M1-3D, M1-4D, M1-5D or M1-6D District and existing on June 20, 1988; and any #self-service storage facility# existing on (effective date), shall be a conforming #uses#.

* * *

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 commercial or mixed use developments in commercial districts

* * *

74-932

Self-service storage facility 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 the change of #use# of an existing #building# to, or the #development# of, a #self-service storage facility# provided that:

- (a) the #zoning lot# is appropriate for such #use# considering the economic development objectives of the City; and
- (b) it is impractical to establish another #use# listed in Use Groups 16D (other than a #self-service storage facility), 17 or 18 on such #zoning lot#.

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

- (1) the size and configuration of the #zoning lot# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (2) the design and layout of loading docks, interior column spacing, floor-to-floor height and other relevant physical characteristics in an existing #building# and its suitability for a #use# listed in Use Groups 16D (other than a #self-service storage facility#), 17 or 18;
- (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 a #use# ;
- (4) the proximity of the #zoning lot# to rail and bus transit to serve employees;
- (5) the need to undertake environmental remediation work on the #zoning lot#;
- (6) recent trends and levels of investment in the surrounding area for #uses# listed in Use Groups 16D (other than a #self-service storage facility#), 17, or 18 within the last five calendar years; and
- (7) the potential for conflict between such #uses# and existing #uses# in the surrounding area.

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

* * *

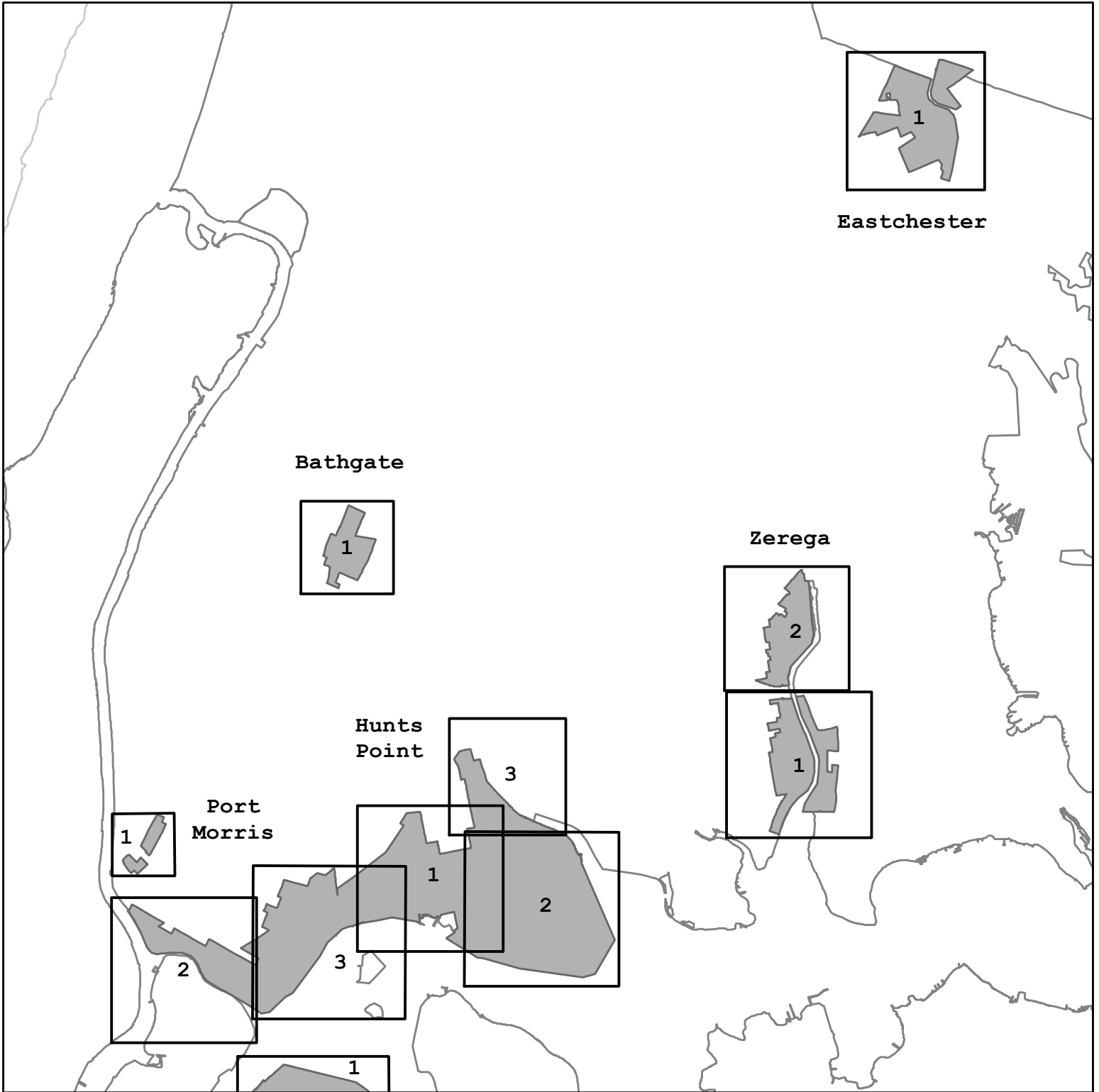
DRAFT

APPENDIX J - Designated Areas Within Manufacturing Districts

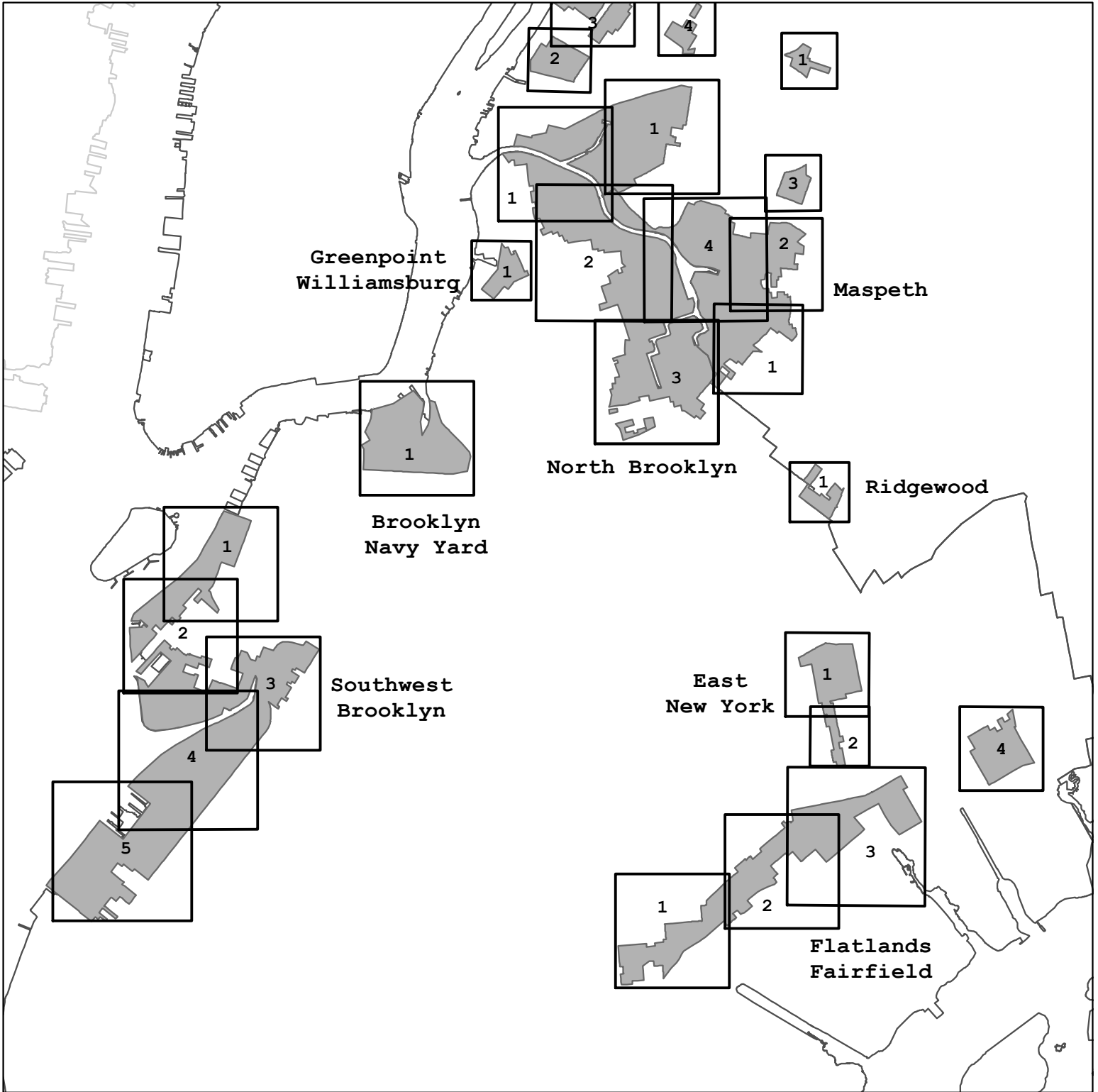
The boundaries of certain designated areas within #Manufacturing Districts# are shown on the maps in this APPENDIX, and include areas in the following Community Districts:

<u>Borough</u>	<u>Community Districts</u>	<u>Name of Designated Area in M District</u>	<u>Map No</u>
<u>Bronx</u>	<u>1, 2</u>	<u>Port Morris</u>	<u>Maps 1, 2, 3</u>
<u>Bronx</u>	<u>2</u>	<u>Hunts Point</u>	<u>Maps 1, 2, 3</u>
<u>Bronx</u>	<u>9, 10</u>	<u>Zerega</u>	<u>Maps 1, 2</u>
<u>Bronx</u>	<u>3, 4, 6</u>	<u>Bathgate</u>	<u>Map 1</u>
<u>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, 2, 3, 4, 5</u>
<u>Brooklyn</u>	<u>5, 16, 17, 18</u>	<u>Flatlands/Fairfield</u>	<u>Maps 1, 2, 3, 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, 2, 3</u>
<u>Queens/Brooklyn</u>	<u>QN 2, 5 / BK 1</u>	<u>Maspeth/North Brooklyn</u>	<u>Maps 1, 2, 3, 4</u>
<u>Queens</u>	<u>1, 2</u>	<u>Long Island City</u>	<u>Maps 1, 2, 3, 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, 2, 3, 4</u>
<u>Queens</u>	<u>10, 12, 13</u>	<u>JFK</u>	<u>Maps 1, 2, 3</u>
<u>Staten Island</u>	<u>1</u>	<u>North Shore</u>	<u>Maps 1, 2, 3, 4, 5</u>
<u>Staten Island</u>	<u>1, 2</u>	<u>West Shore</u>	<u>Maps 1, 2, 3</u>
<u>Staten Island</u>	<u>3</u>	<u>Rossville</u>	<u>Map 1</u>

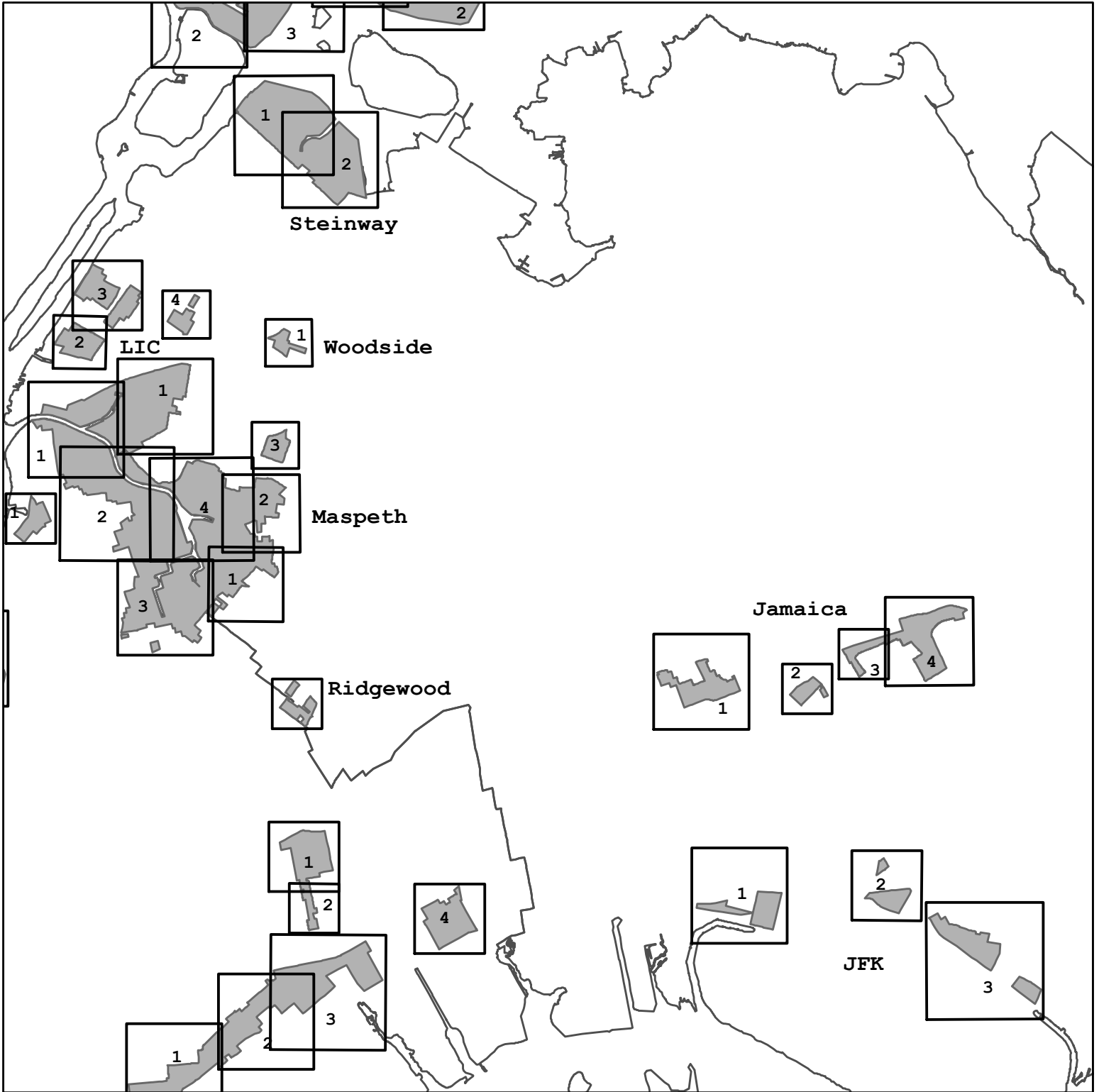
The Bronx



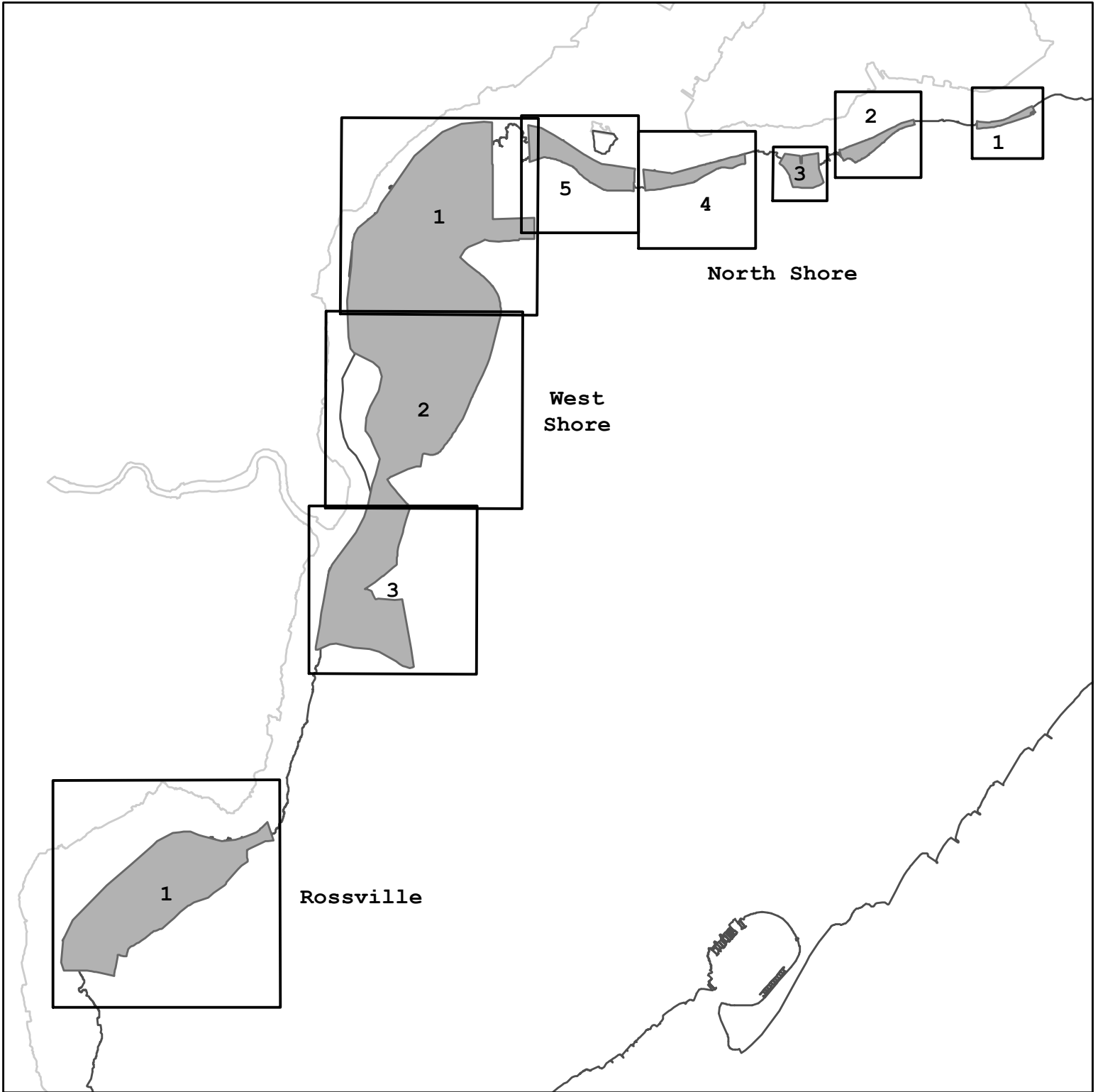
Brooklyn



Queens

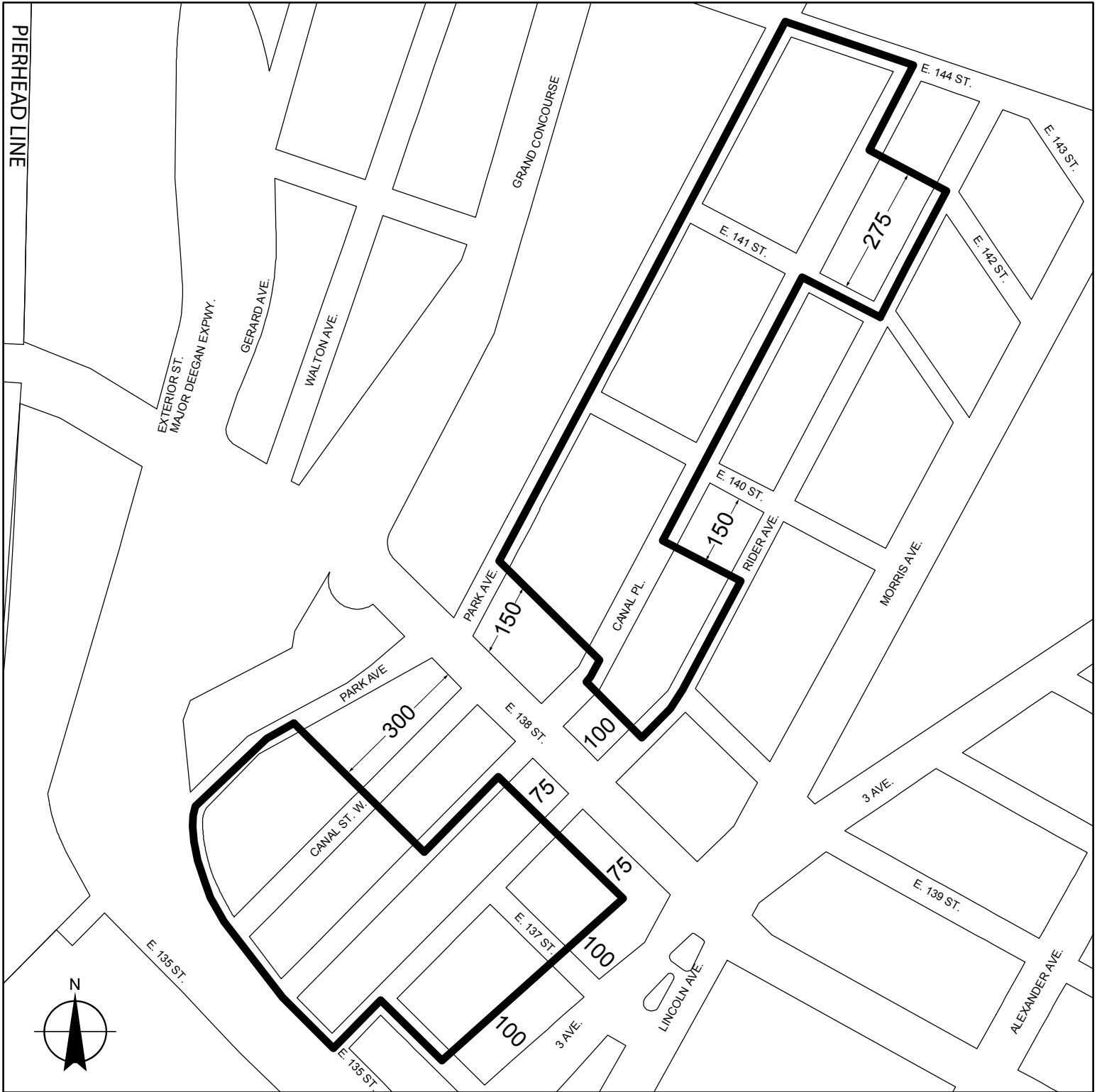


Staten Island



Port Morris

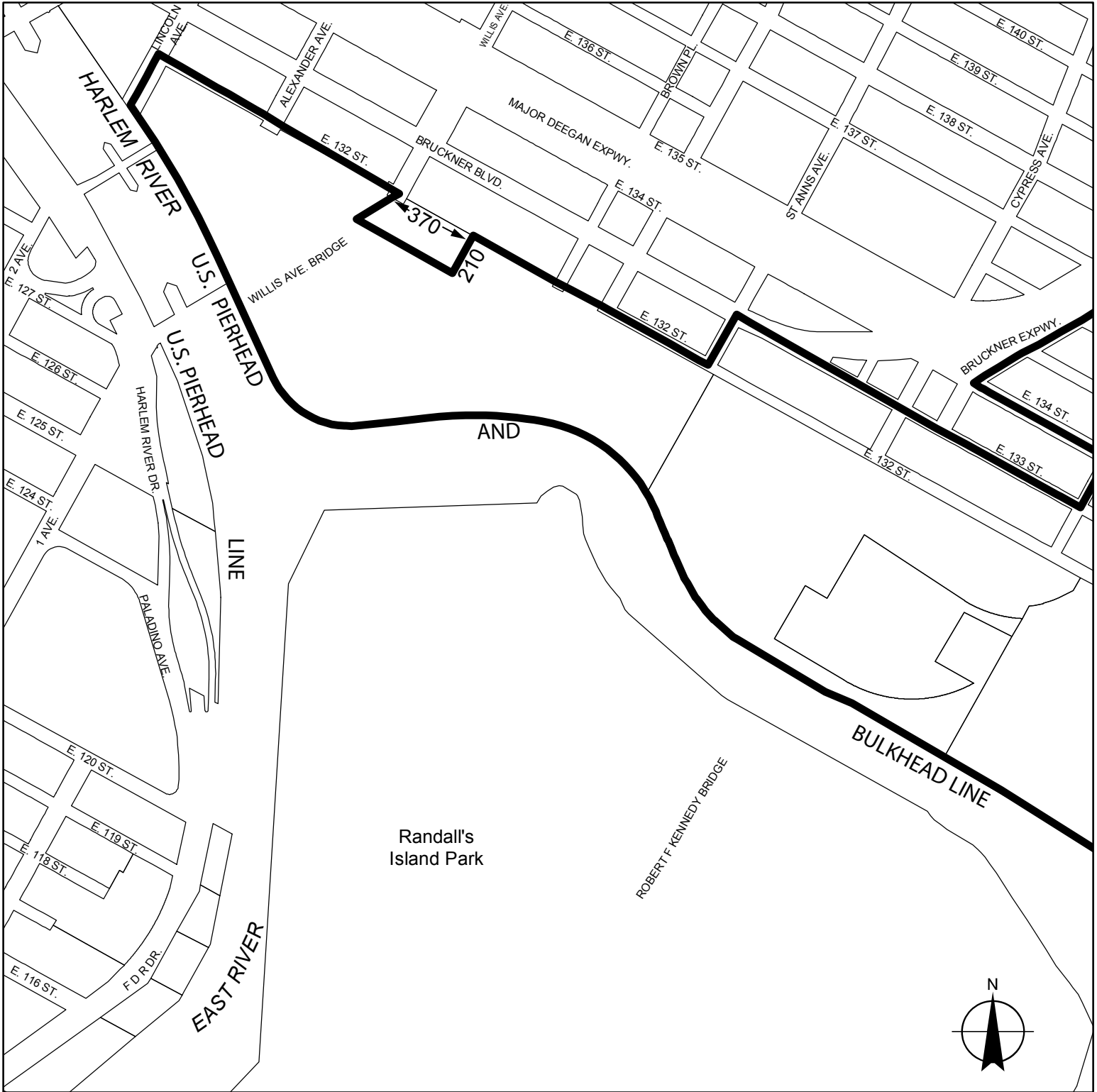
Map 1



Portion of Community District 1, Bronx

Port Morris

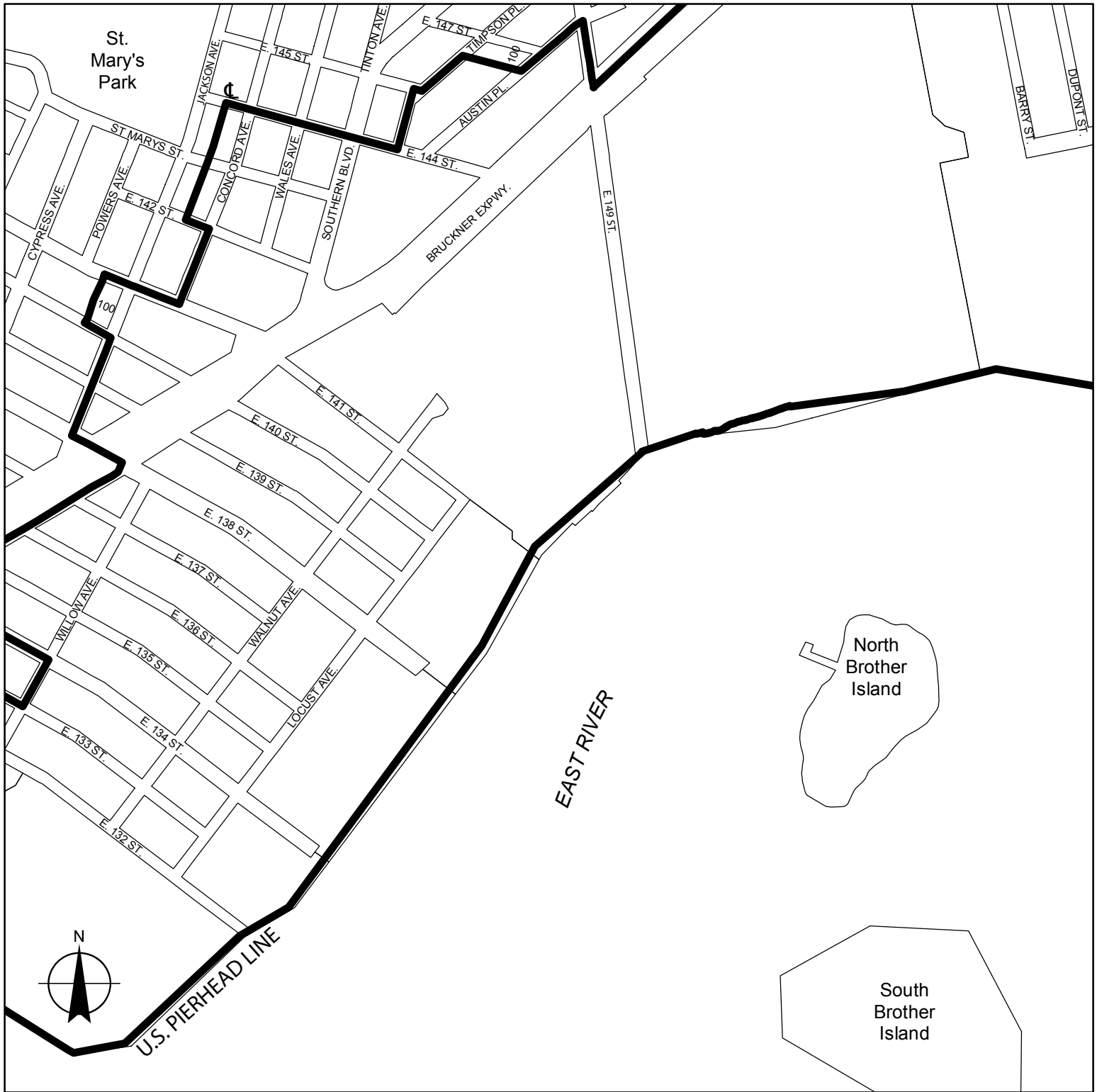
Map 2



Portion of Community District 1, Bronx

Port Morris/Hunts Point

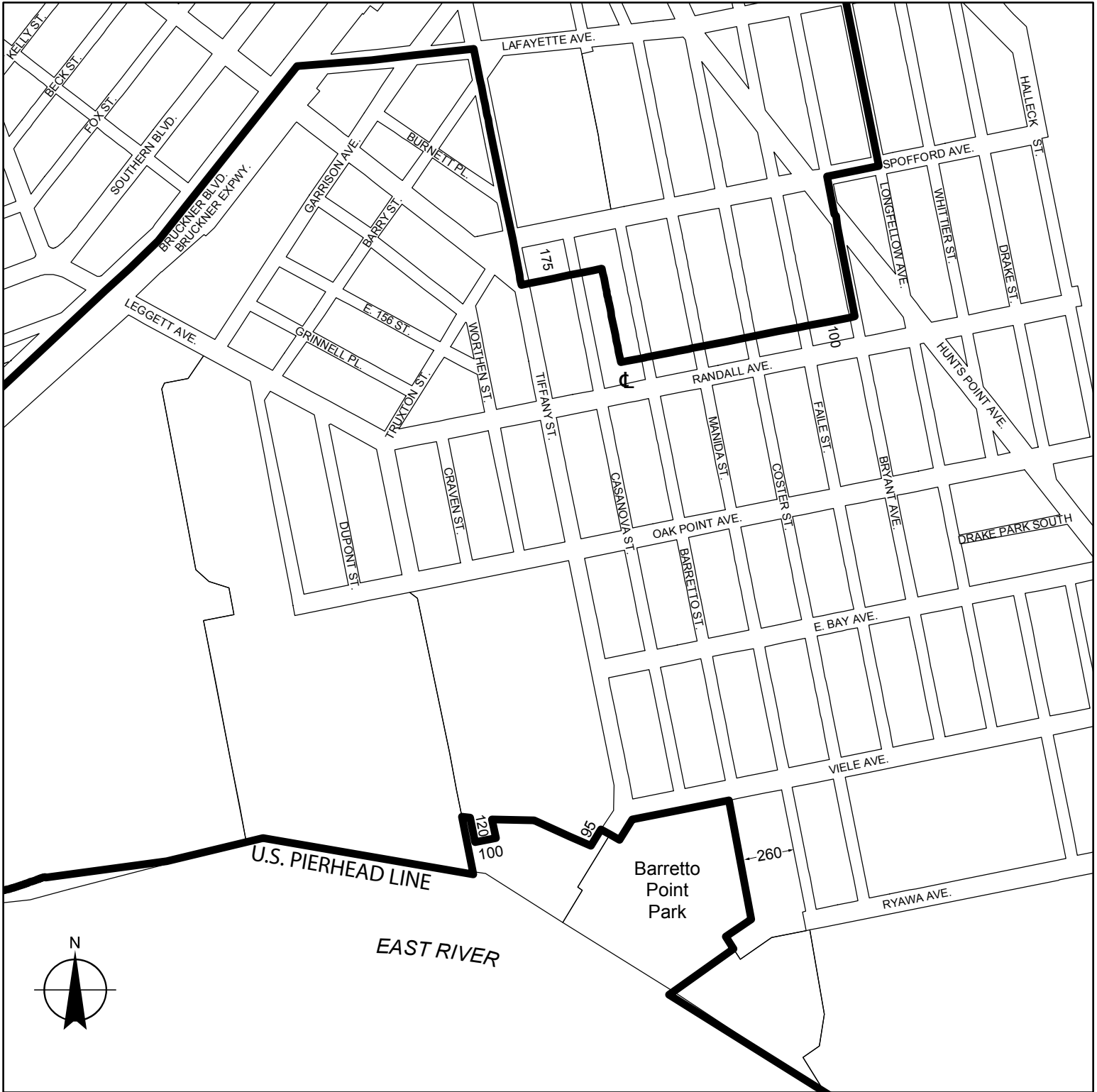
Map 3



Portions of Community Districts 1 and 2, Bronx

Hunts Point

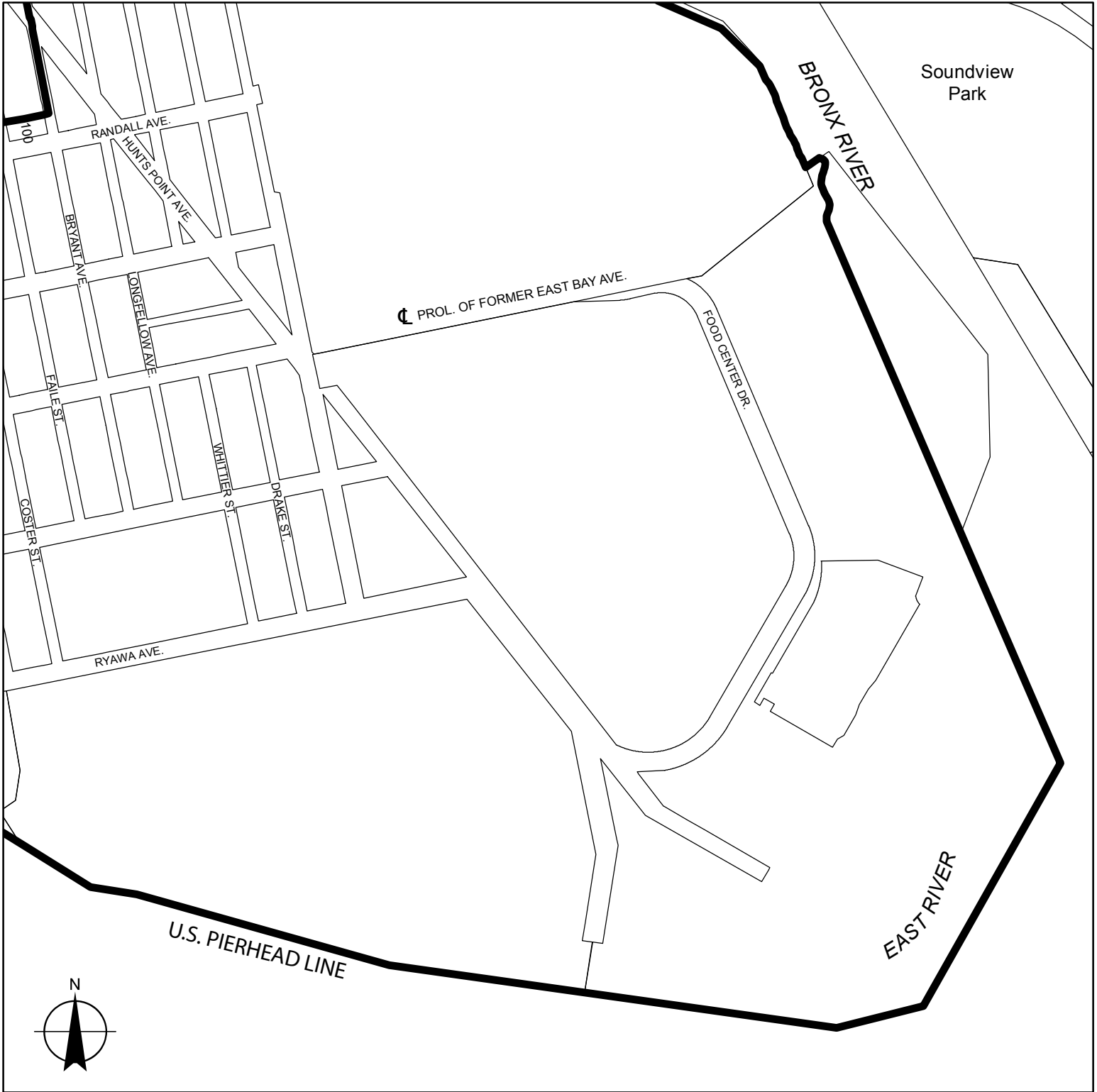
Map 1



Portion of Community District 2, Bronx

Hunts Point

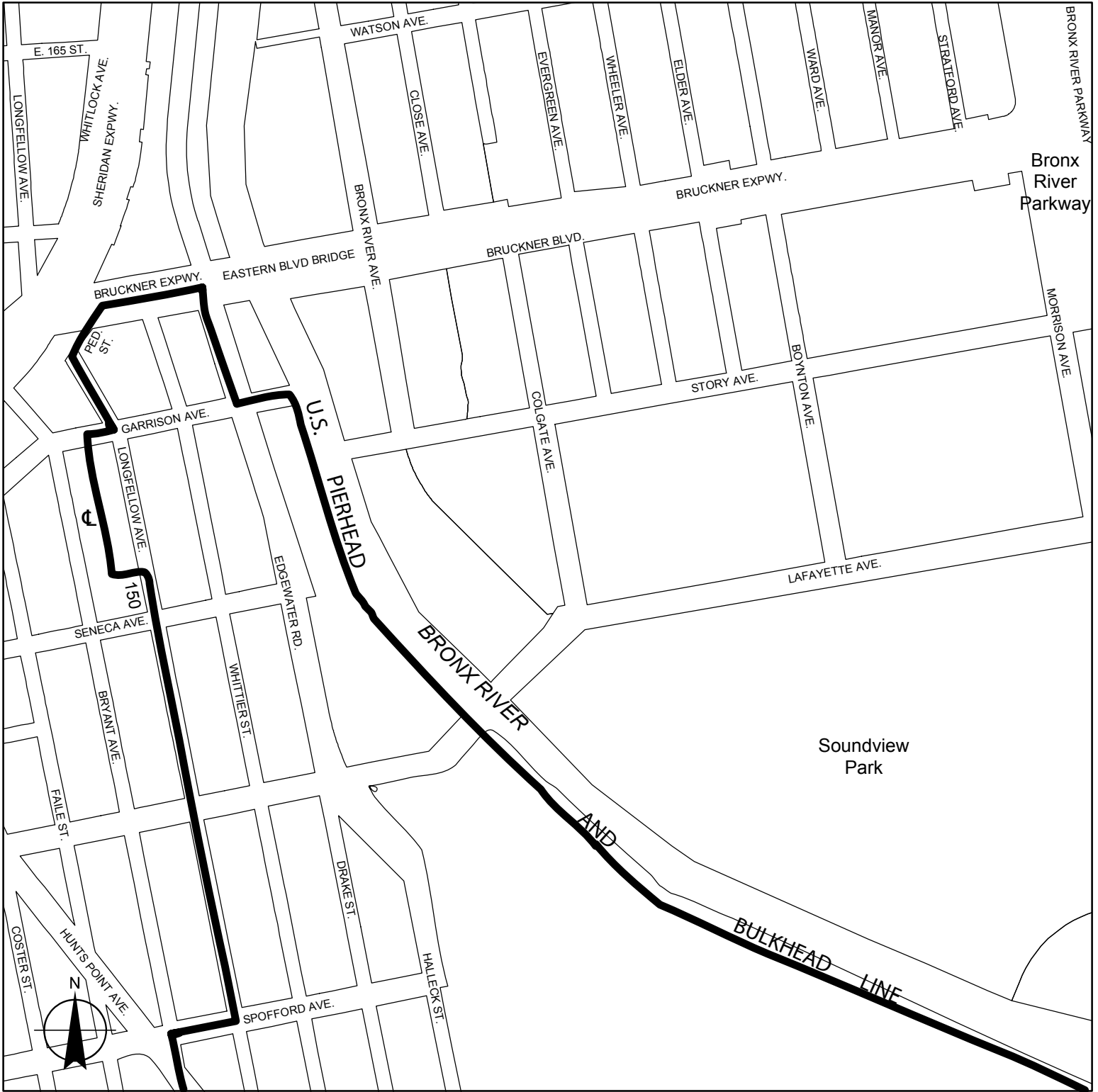
Map 2



Portion of Community District 2, Bronx

Hunts Point

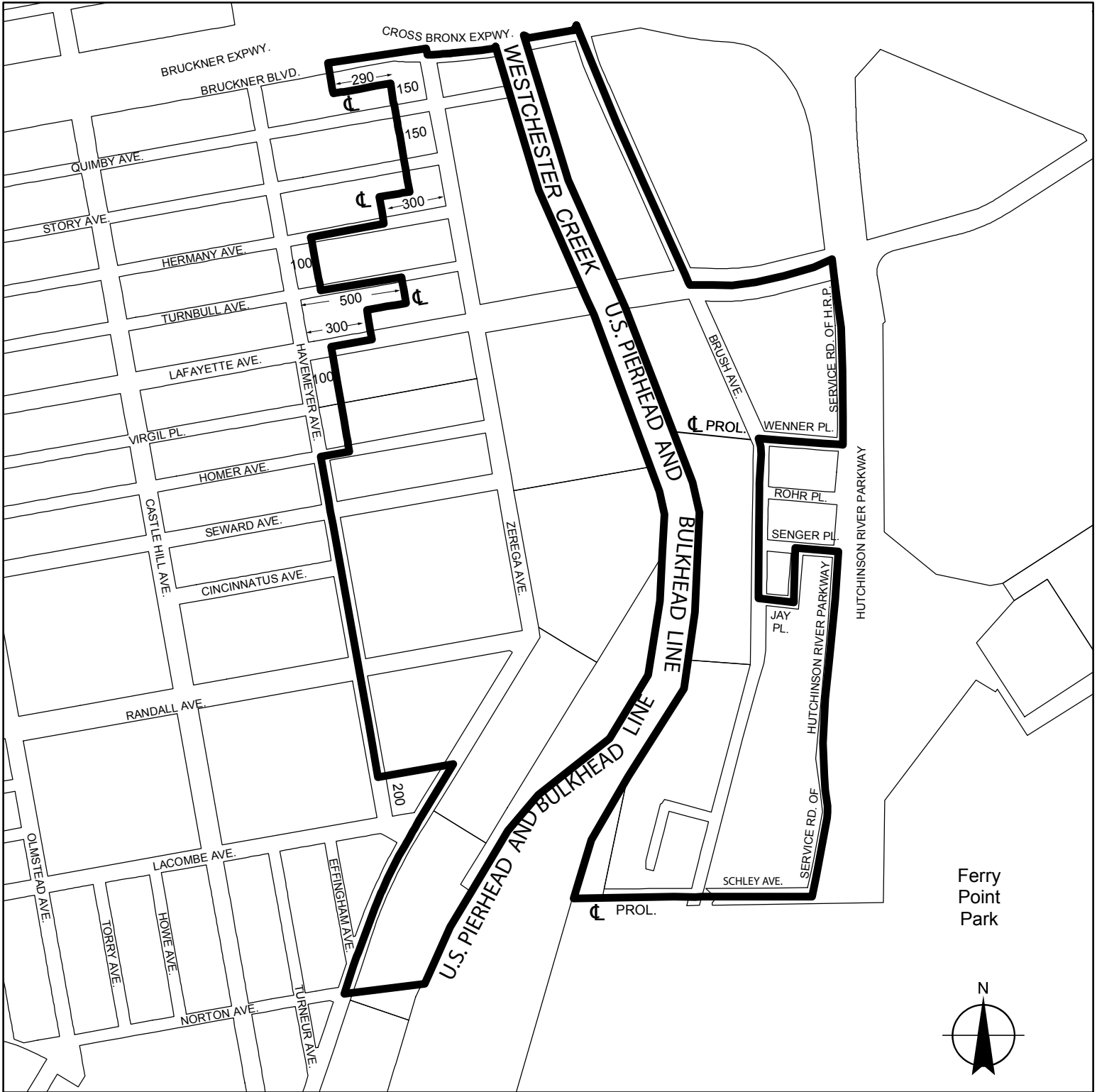
Map 3



Portion of Community District 2, Bronx

Zerega

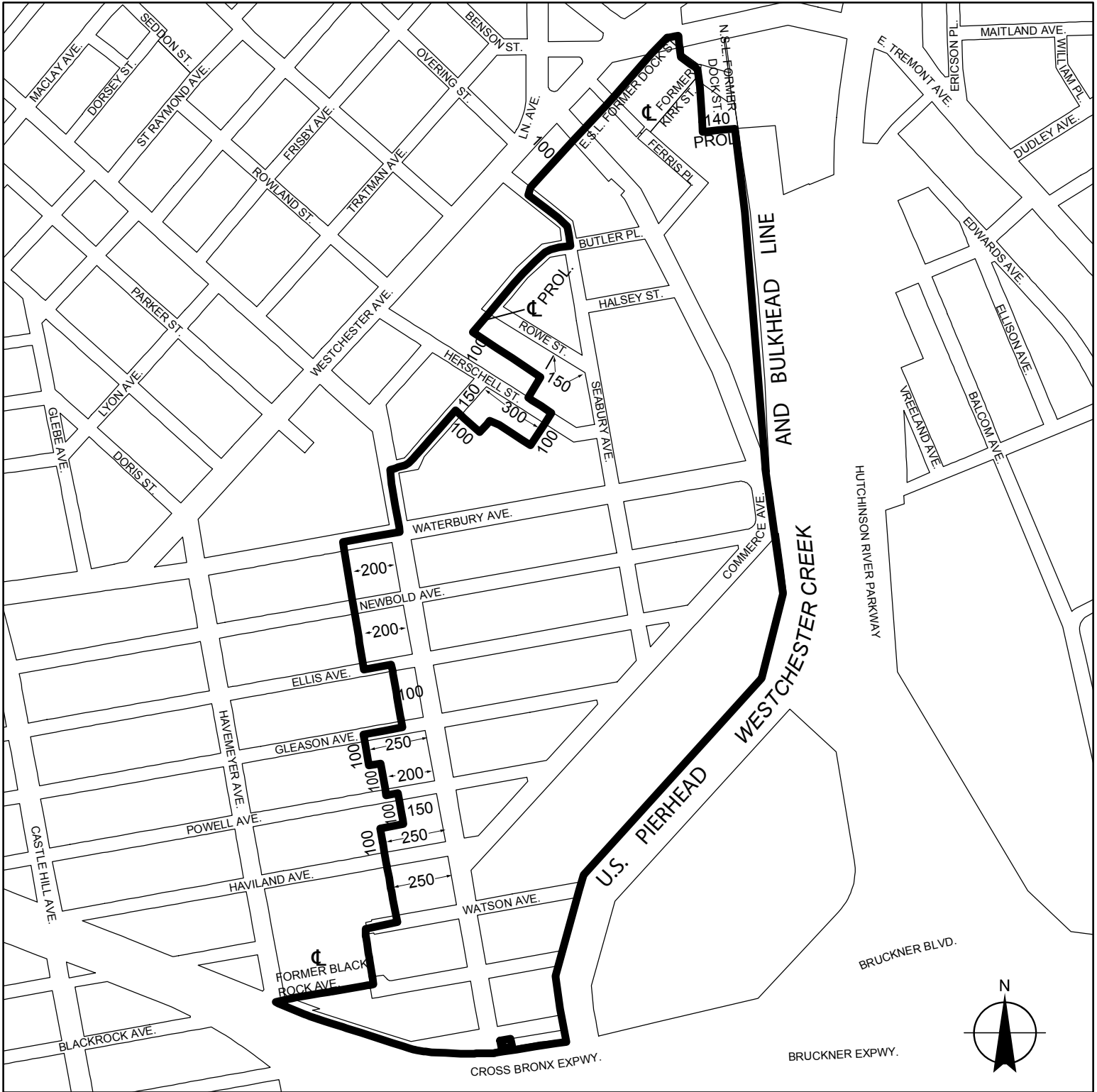
Map 1



Portion of Community District 9, Bronx

Zerega

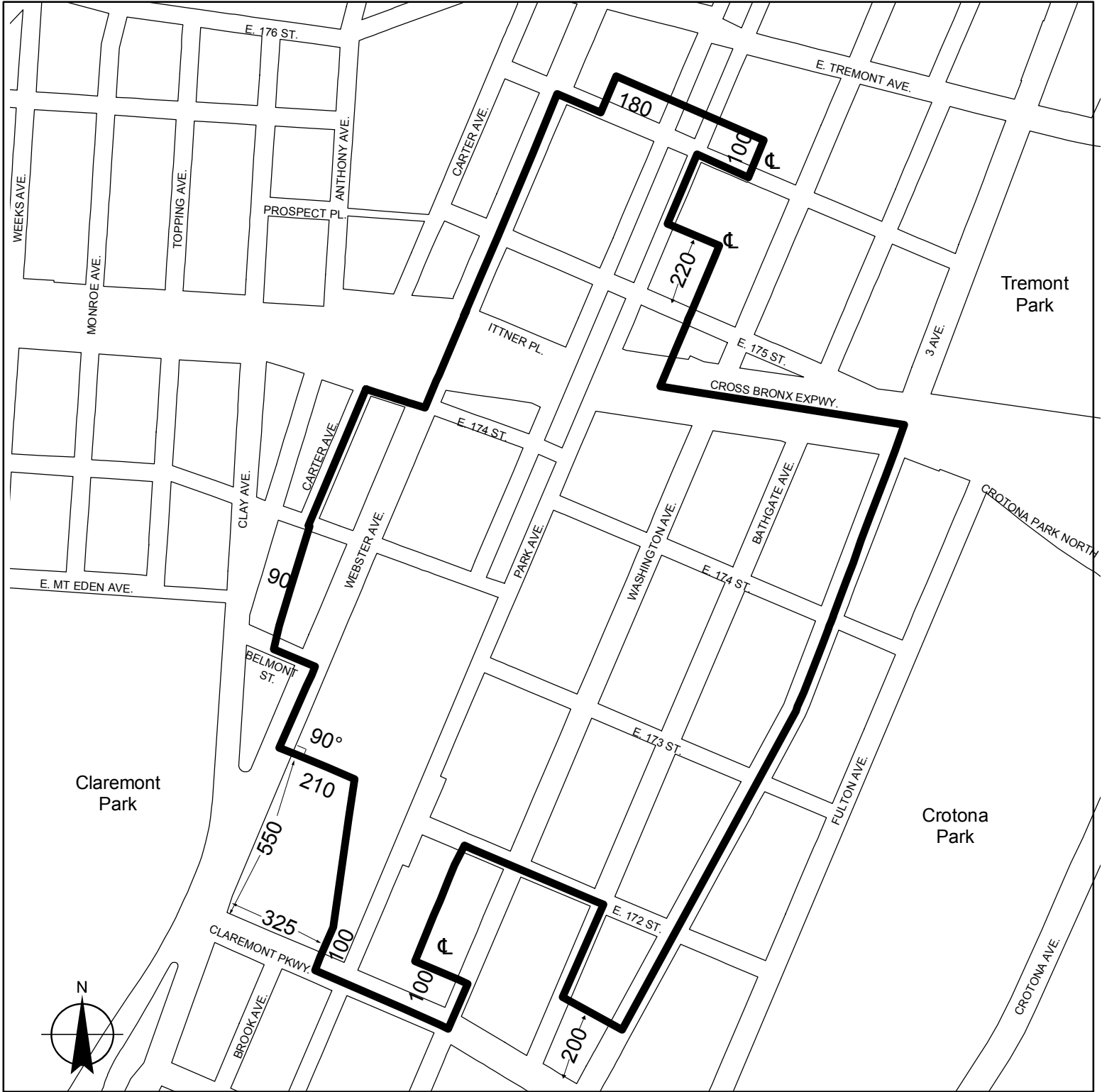
Map 2



Portions of Community Districts 9 and 10, Bronx

Bathgate

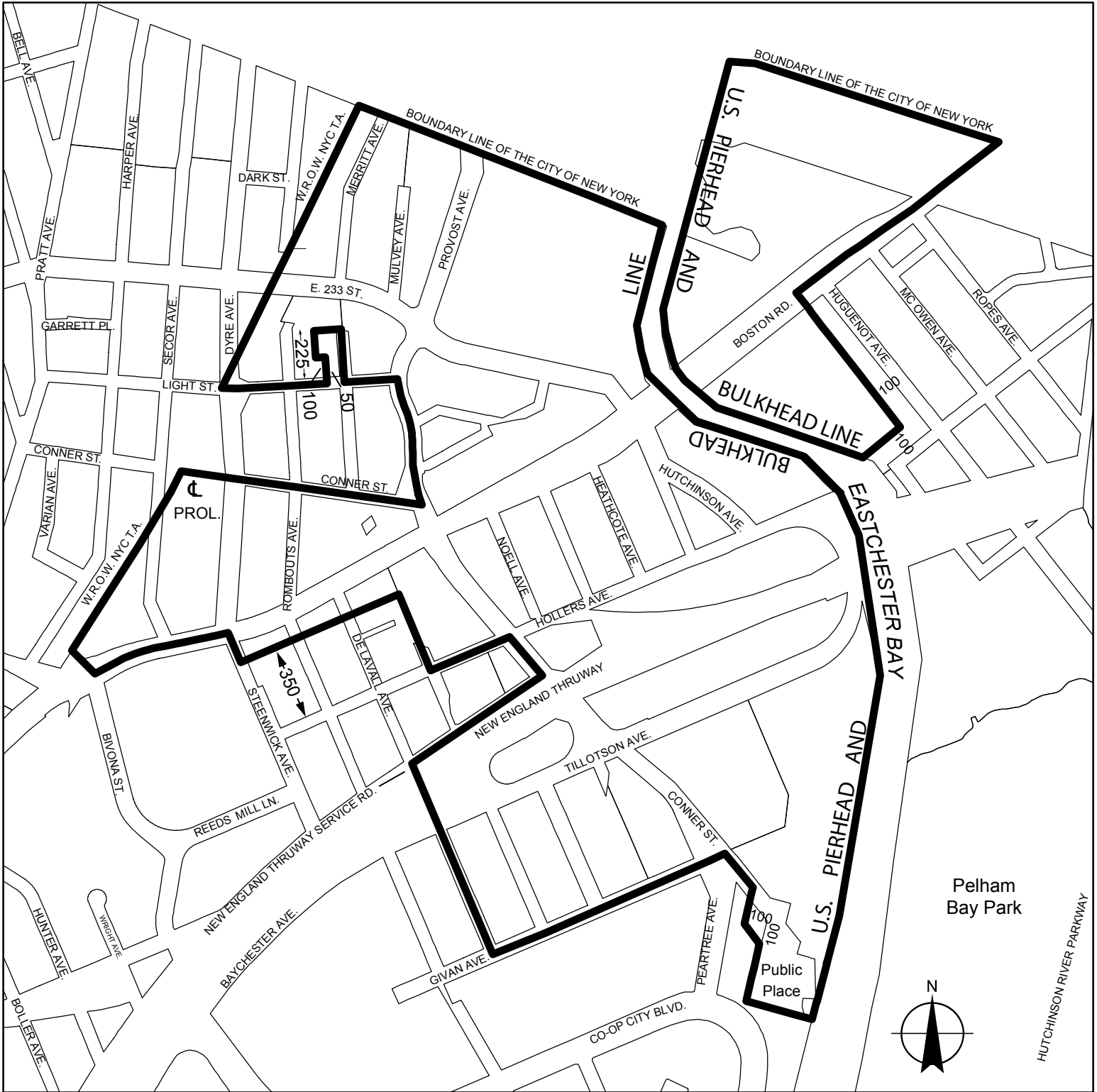
Map 1



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

Eastchester

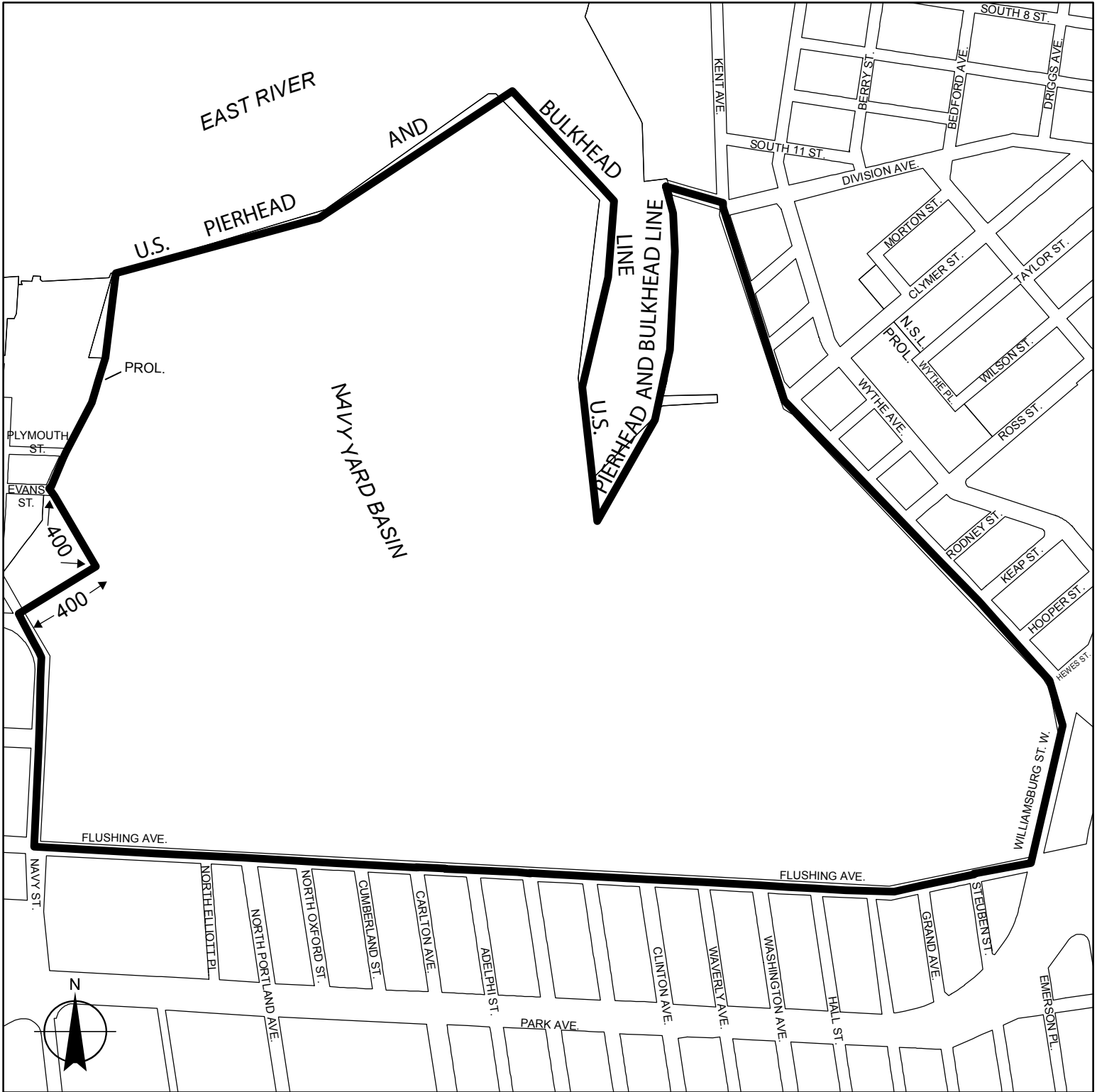
Map 1



Portions of Community Districts 10 and 12, Bronx

Brooklyn Navy Yard

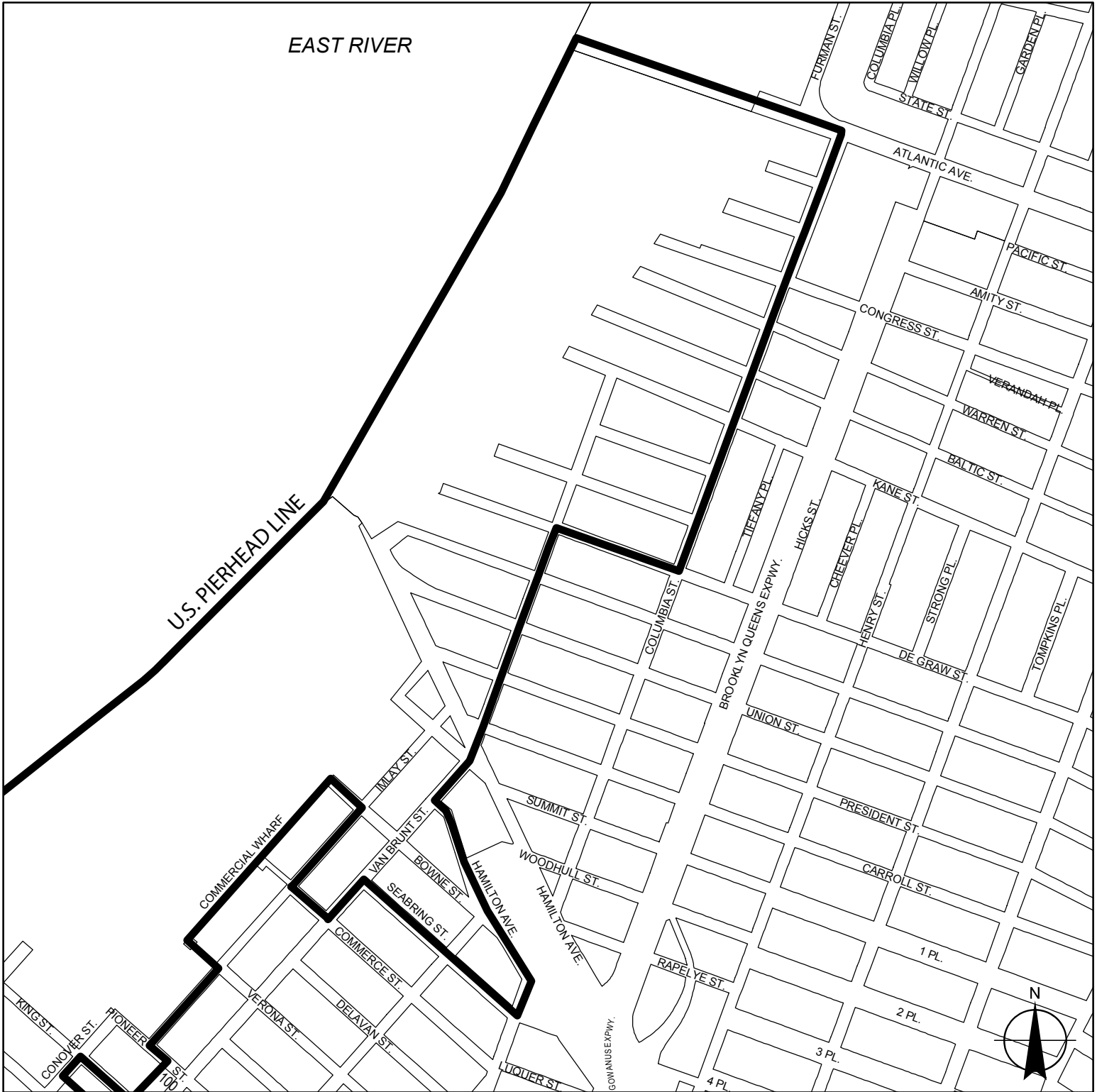
Map 1



Portion of Community District 2, Brooklyn

Southwest Brooklyn

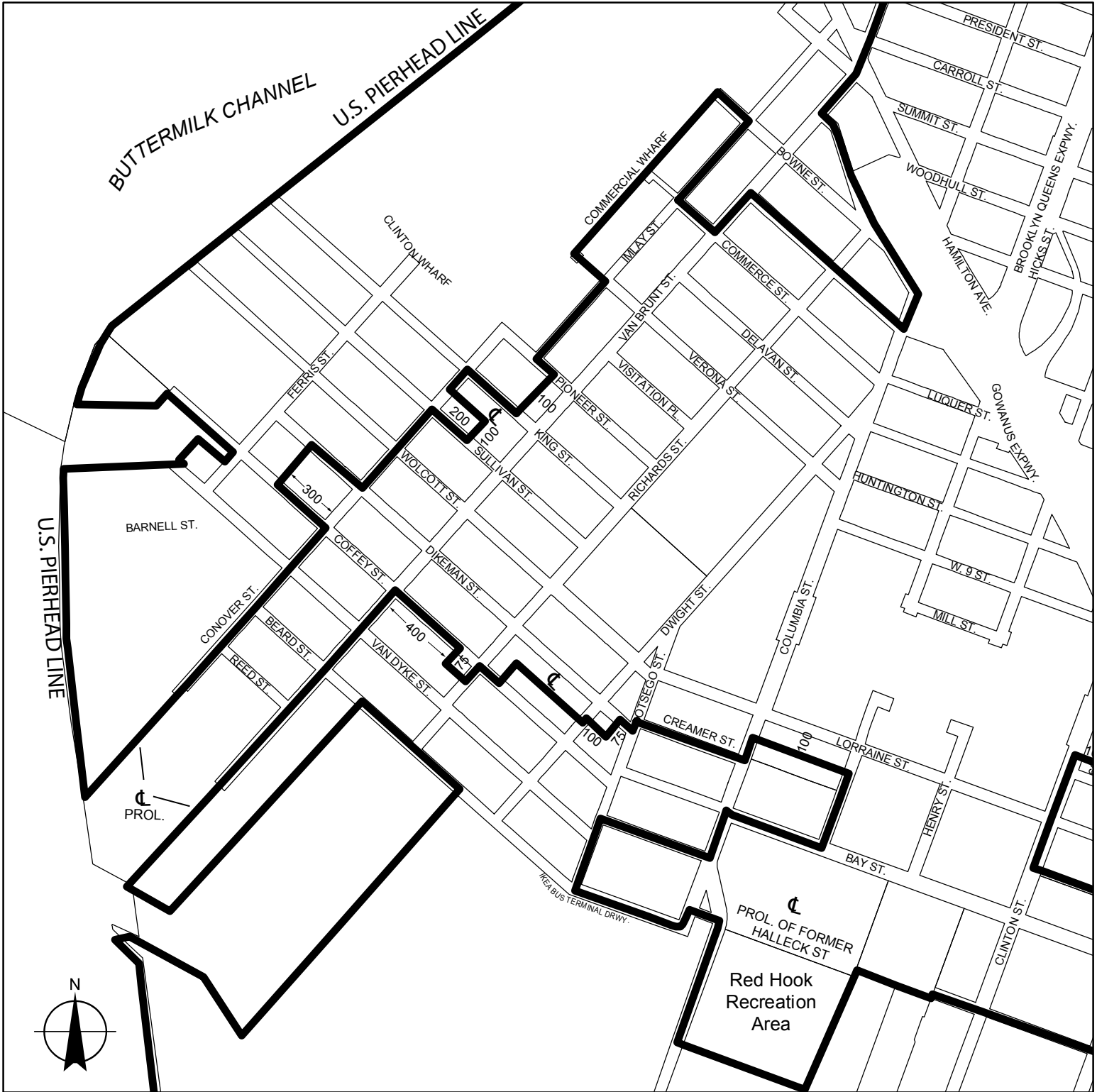
Map 1



Portion of Community District 6, Brooklyn

Southwest Brooklyn

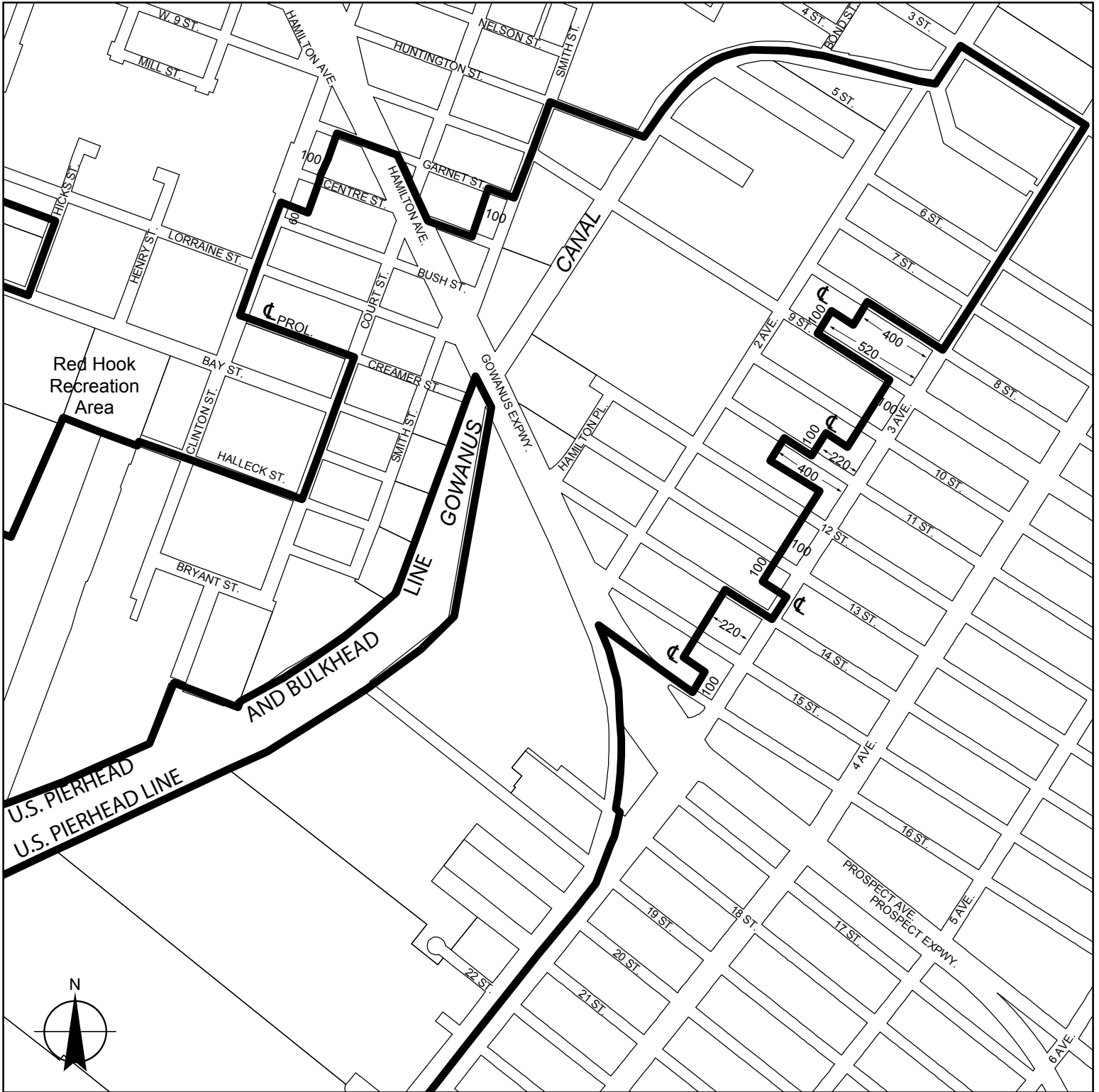
Map 2



Portion of Community District 6, Brooklyn

Southwest Brooklyn

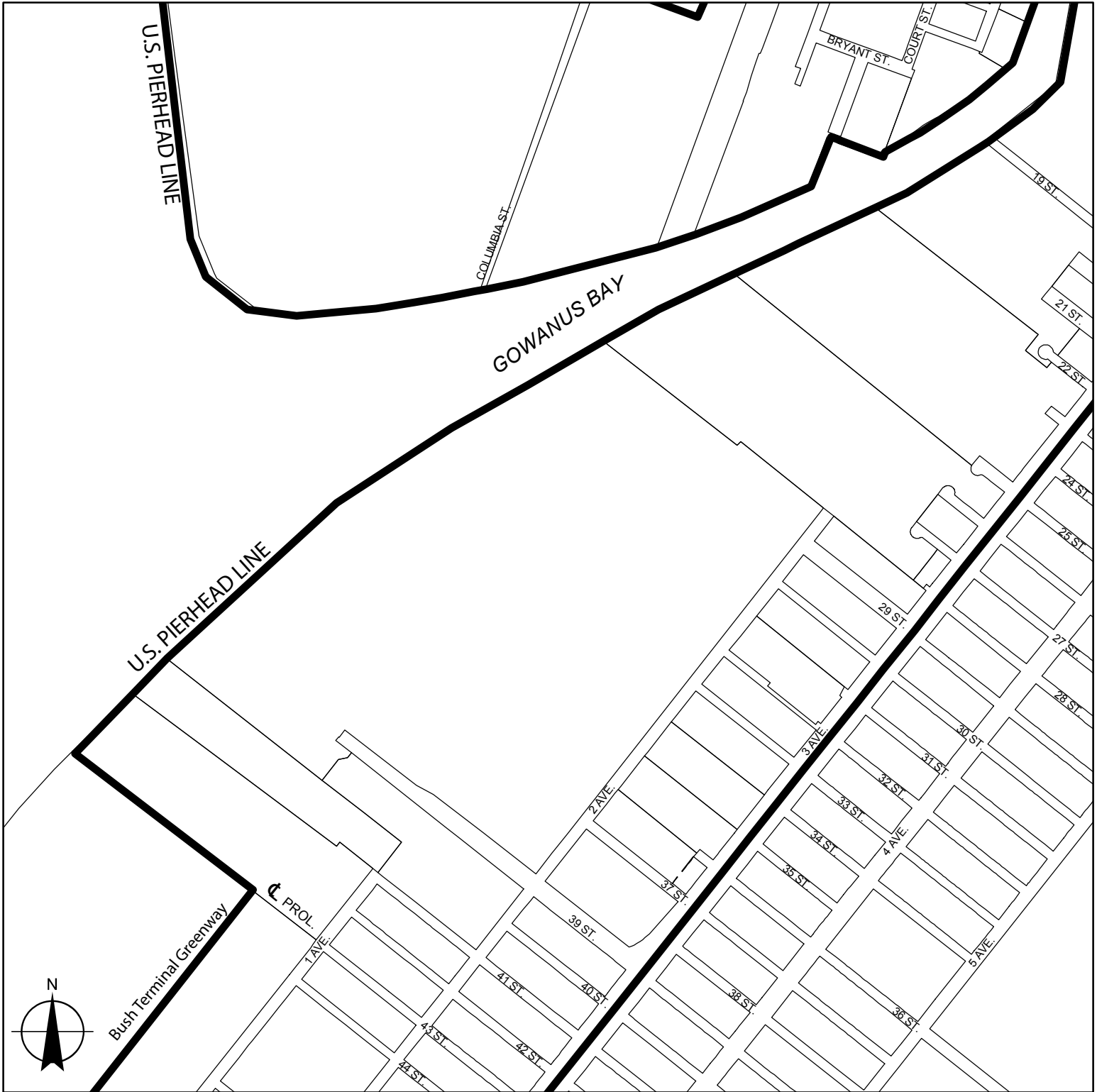
Map 3



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn

Map 4



Portions of Community Districts 6 and 7, Brooklyn

Southwest Brooklyn

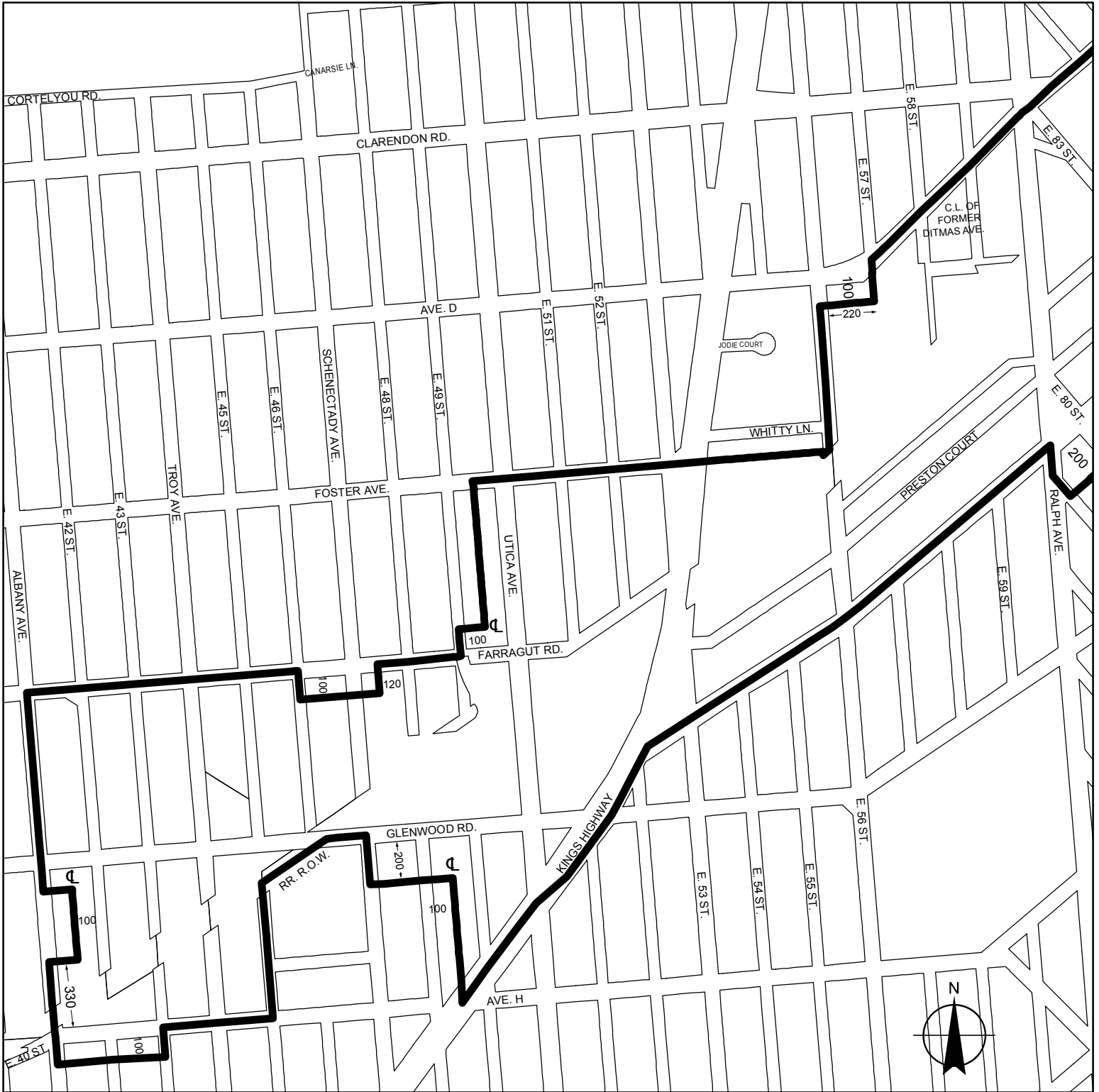
Map 5



Portion of Community District 7, Brooklyn

Flatlands/Fairfield

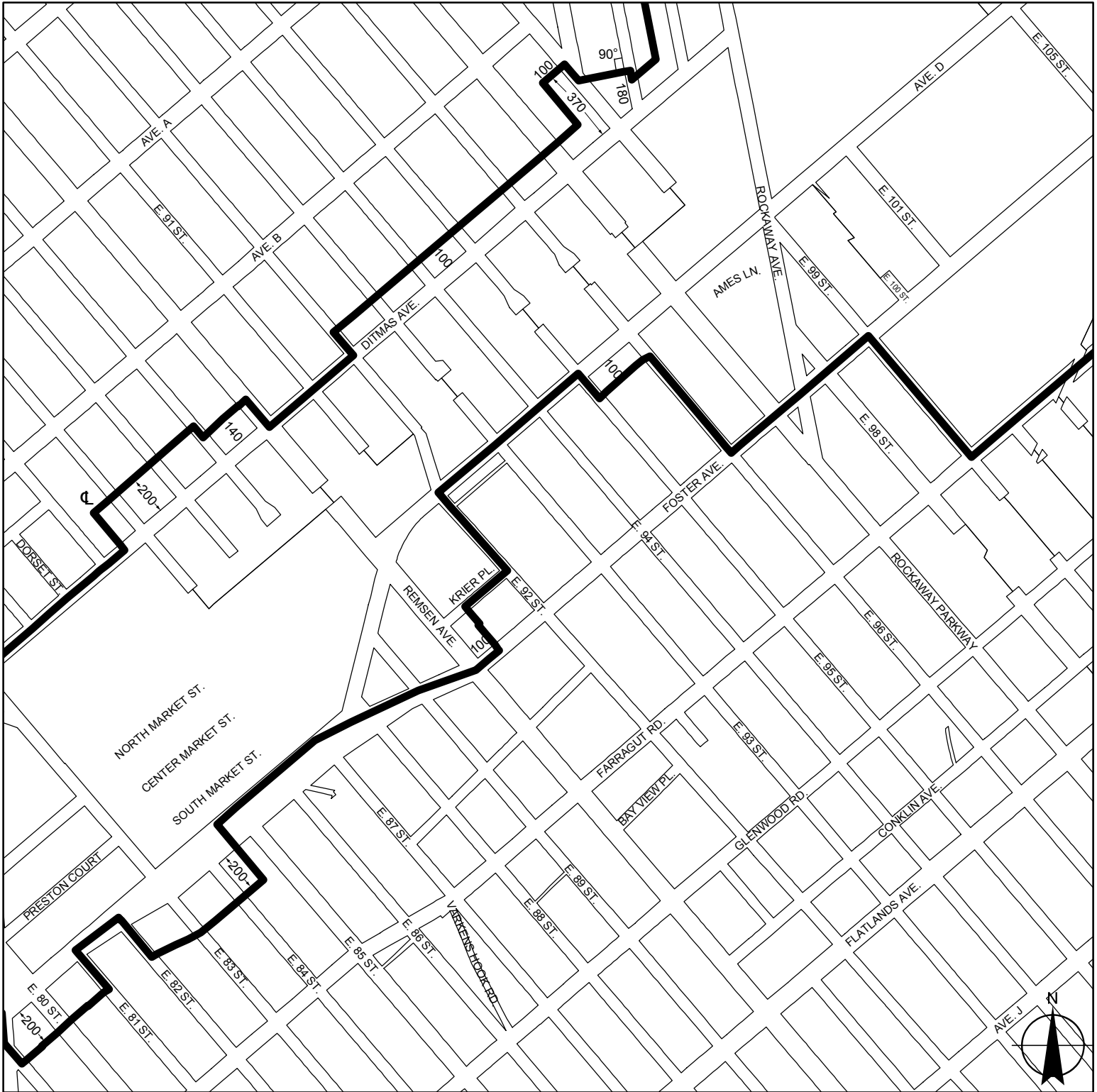
Map 1



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

Map 2



Portions of Community Districts 17 and 18, Brooklyn

Flatlands/Fairfield

Map 3



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

Flatlands/Fairfield

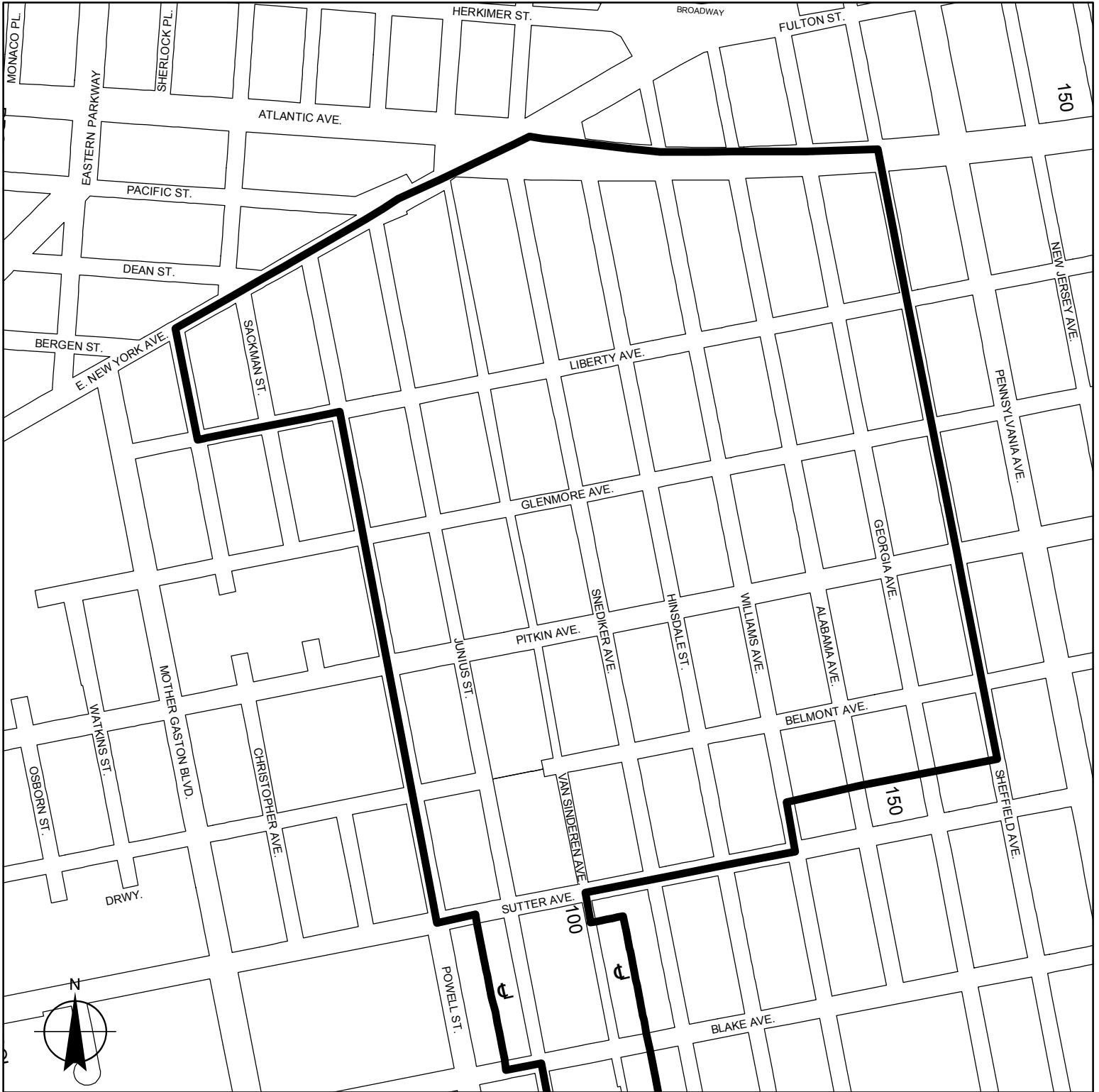
Map 4



Portion of Community District 5, Brooklyn

East New York

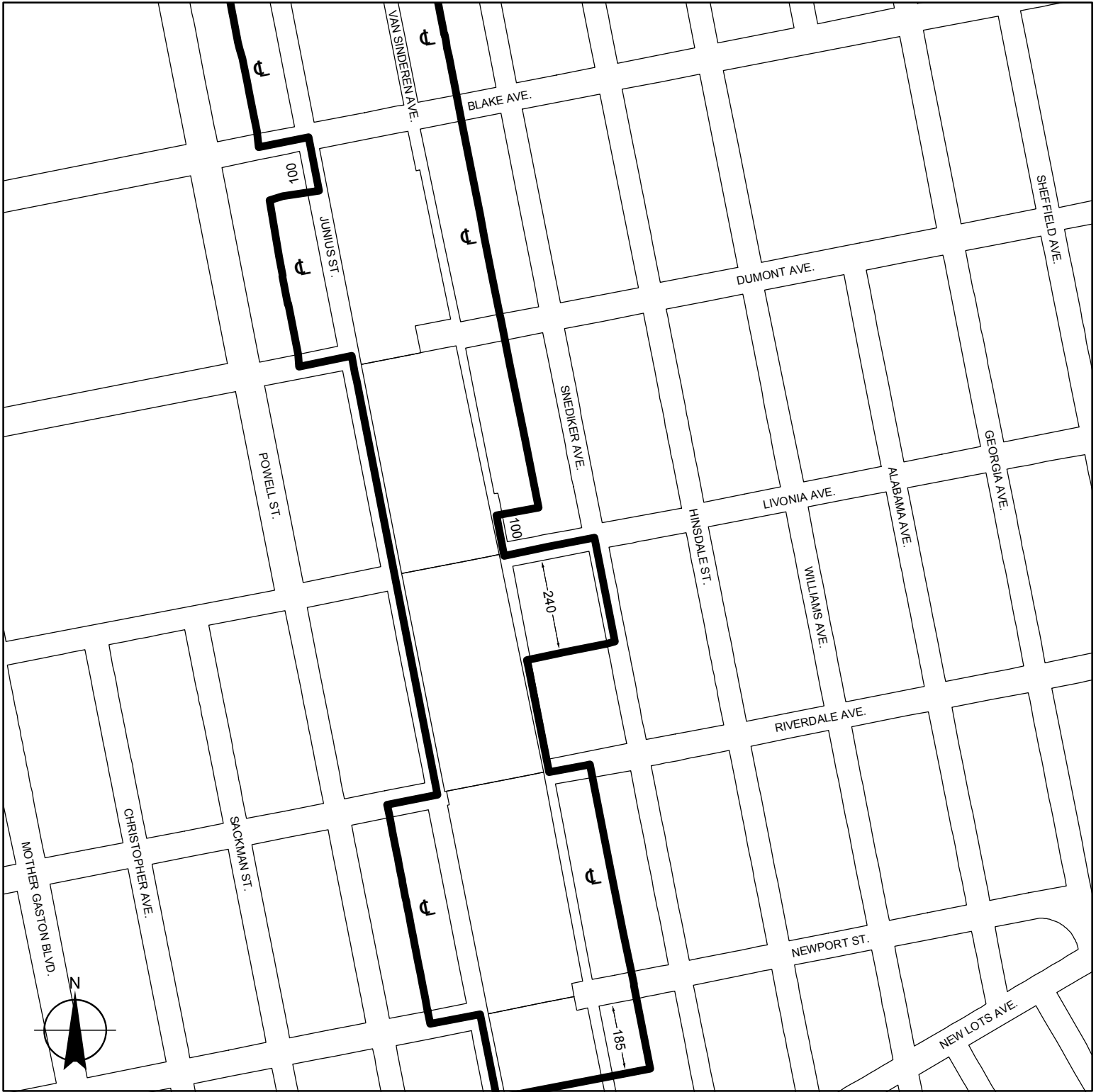
Map 1



Portion of Community District 5, Brooklyn

East New York

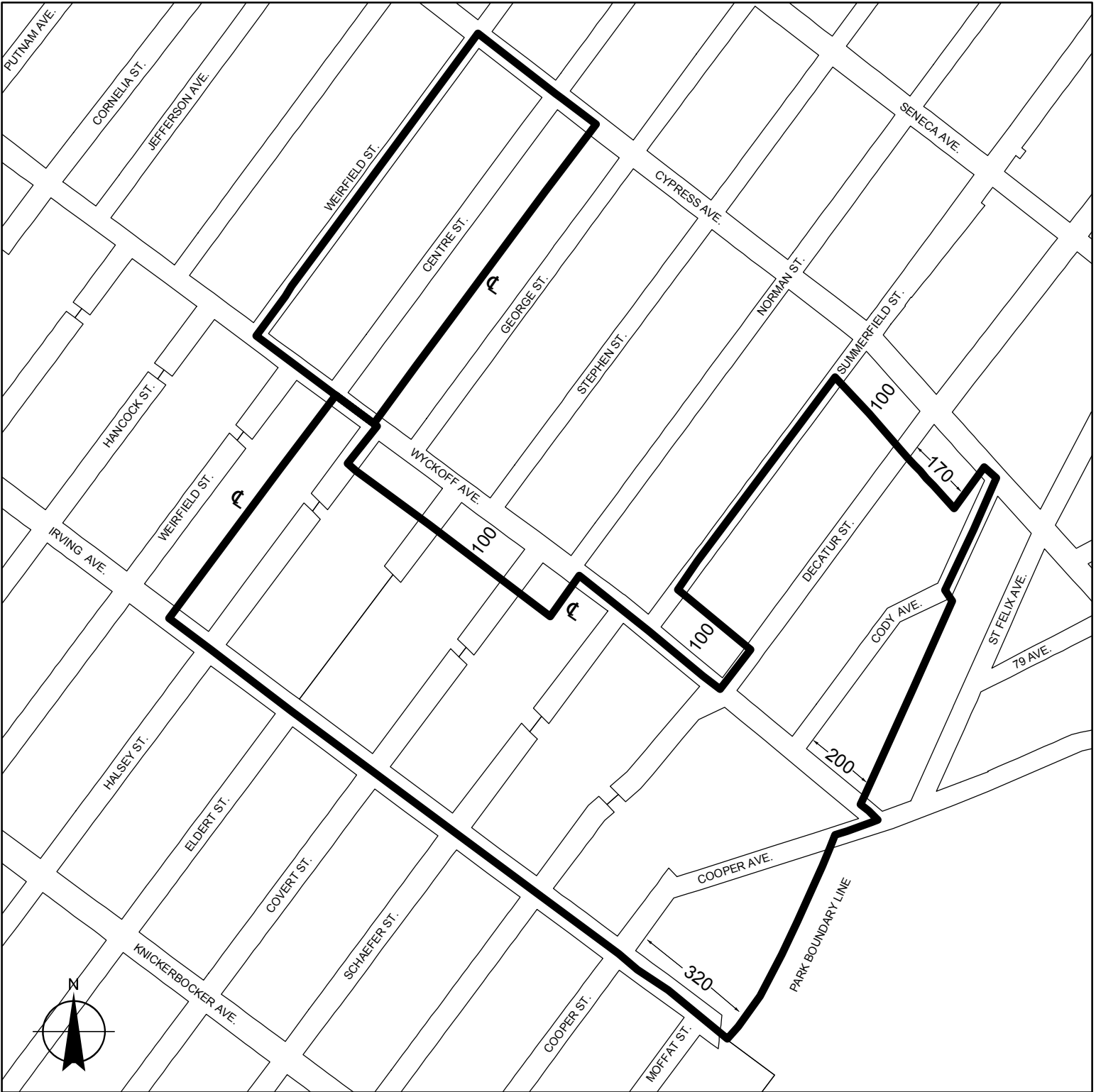
Map 2



Portions of Community Districts 5 and 16, Brooklyn

Ridgewood

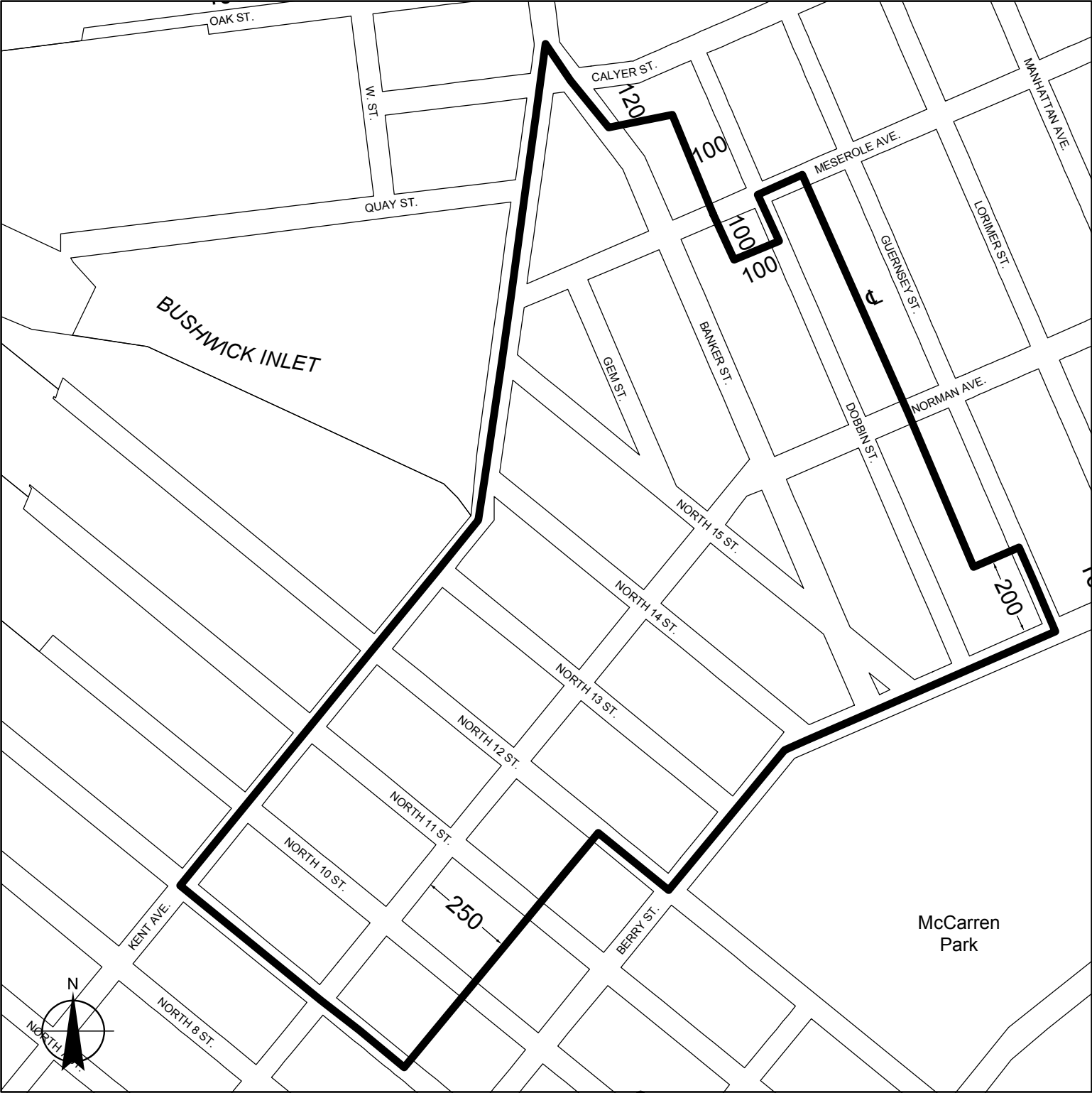
Map 1



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

Williamsburg/Greenpoint

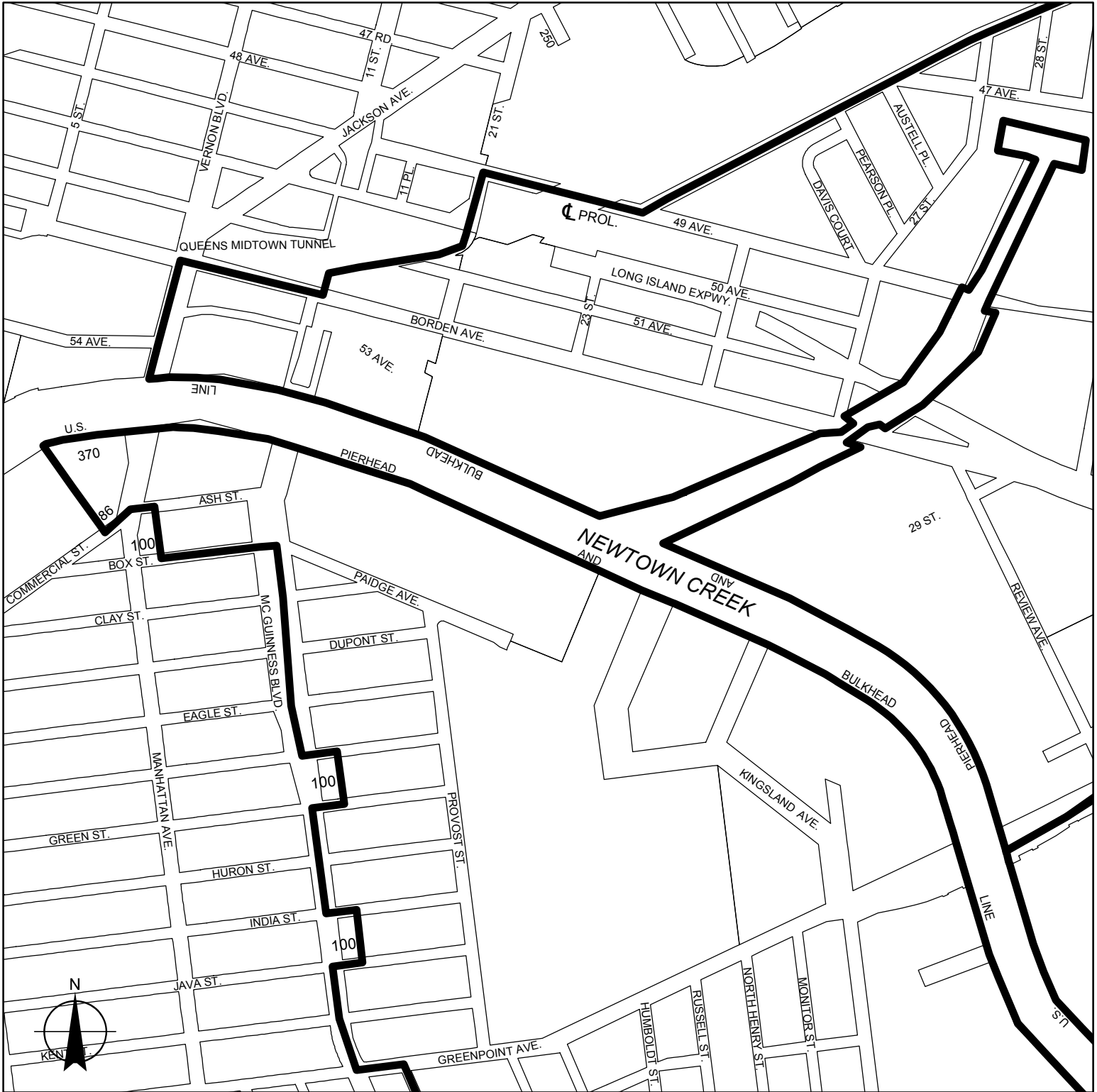
Map 1



Portion of Community District 1, Brooklyn

North Brooklyn/Long Island City

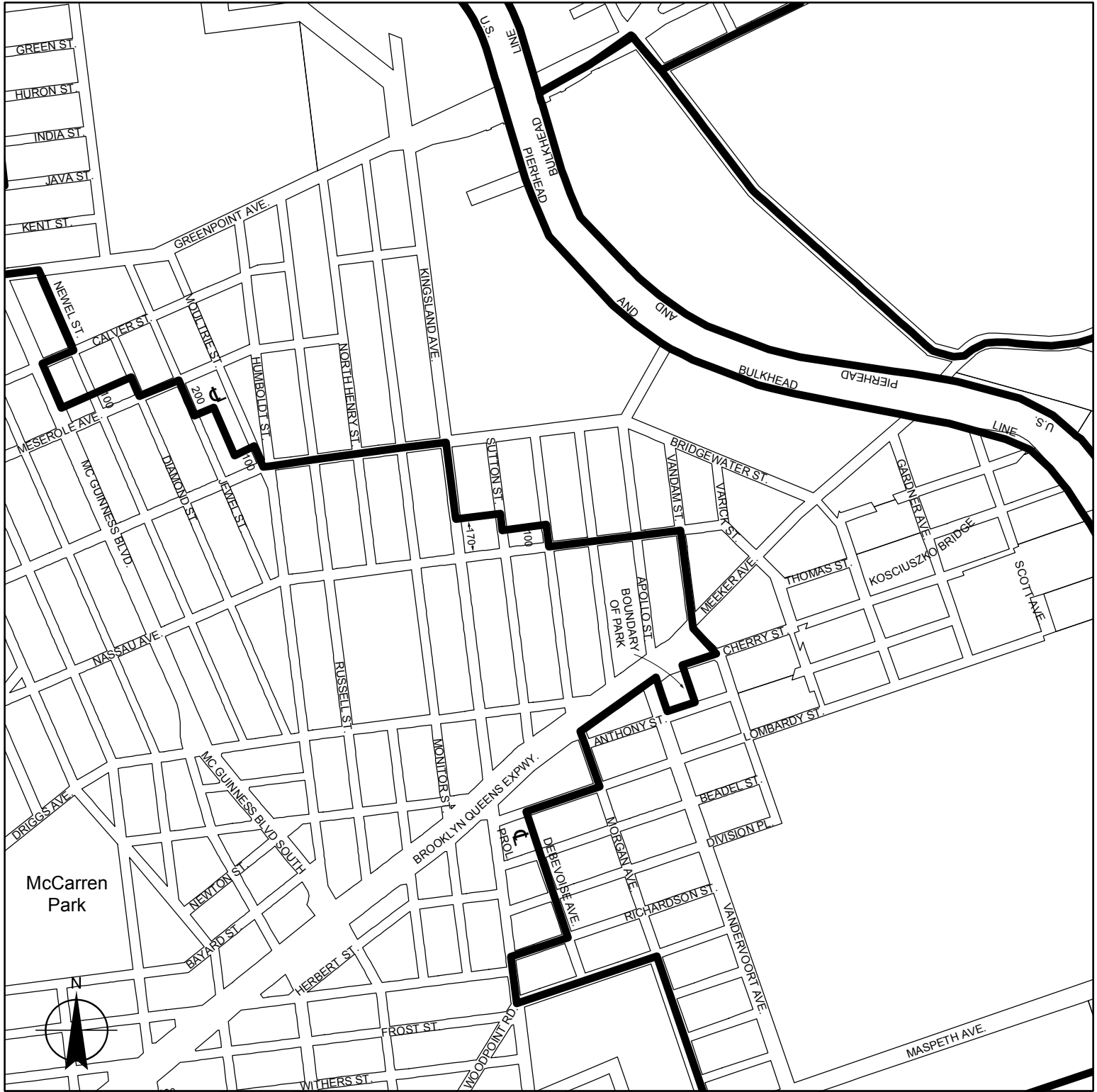
Map 1



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

North Brooklyn/Maspeth

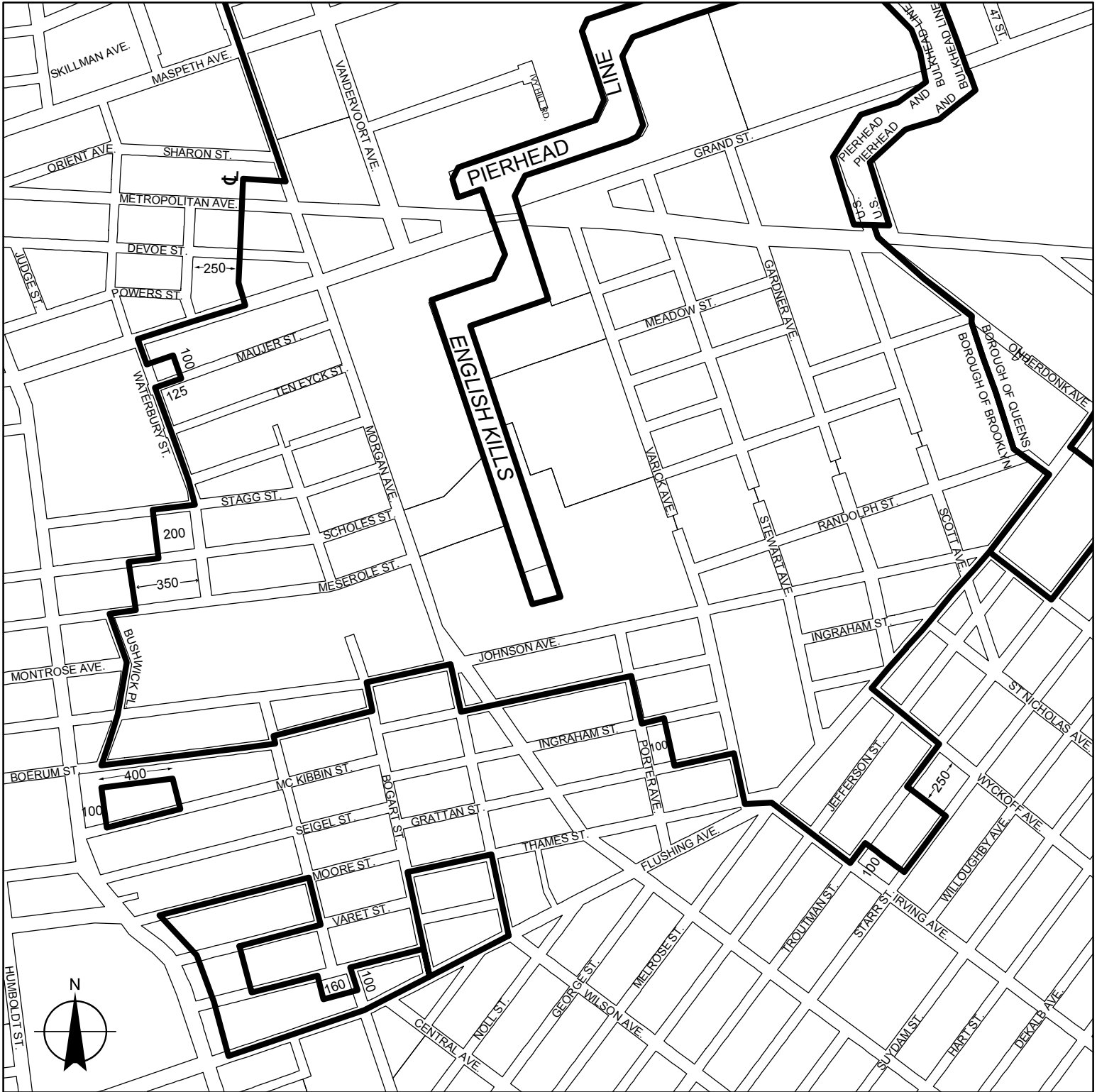
Map 2



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

North Brooklyn

Map 3



Portions of Community District 1, Brooklyn and Community District 4, Queens

Maspeth

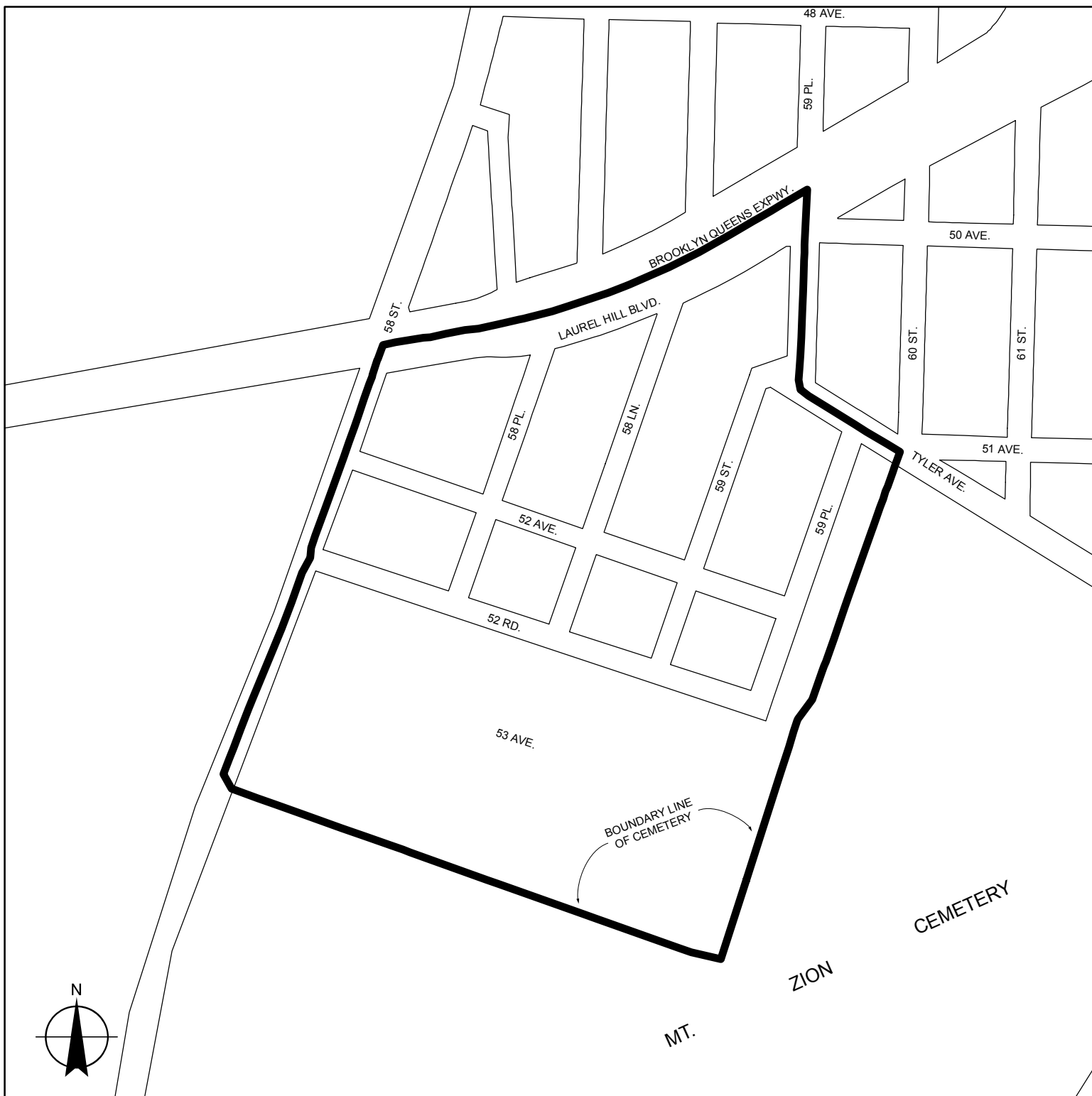
Map 1



Portion of Community District 5, Queens

Maspeth

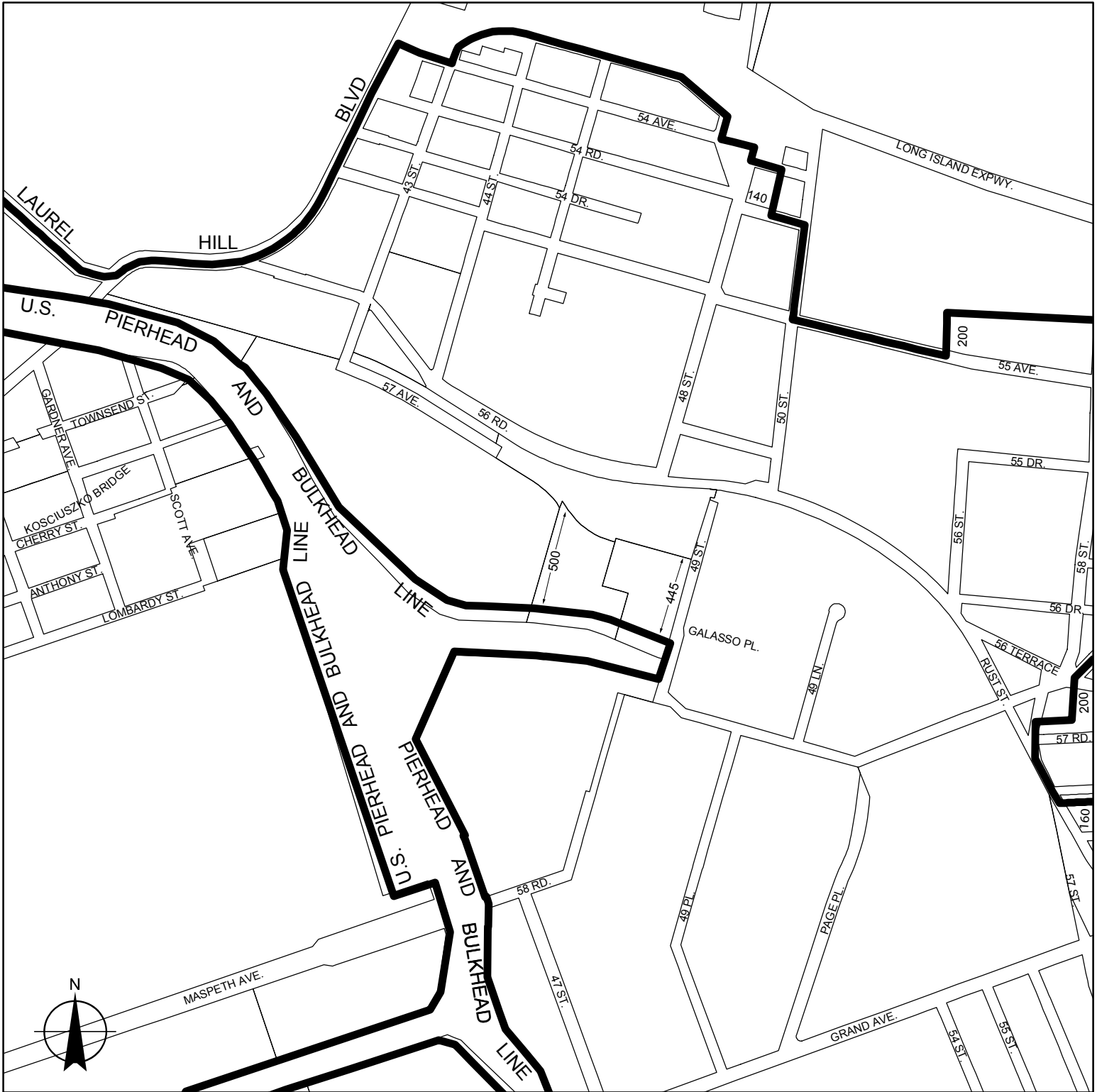
Map 3



Portion of Community District 2, Queens

Maspeth/North Brooklyn

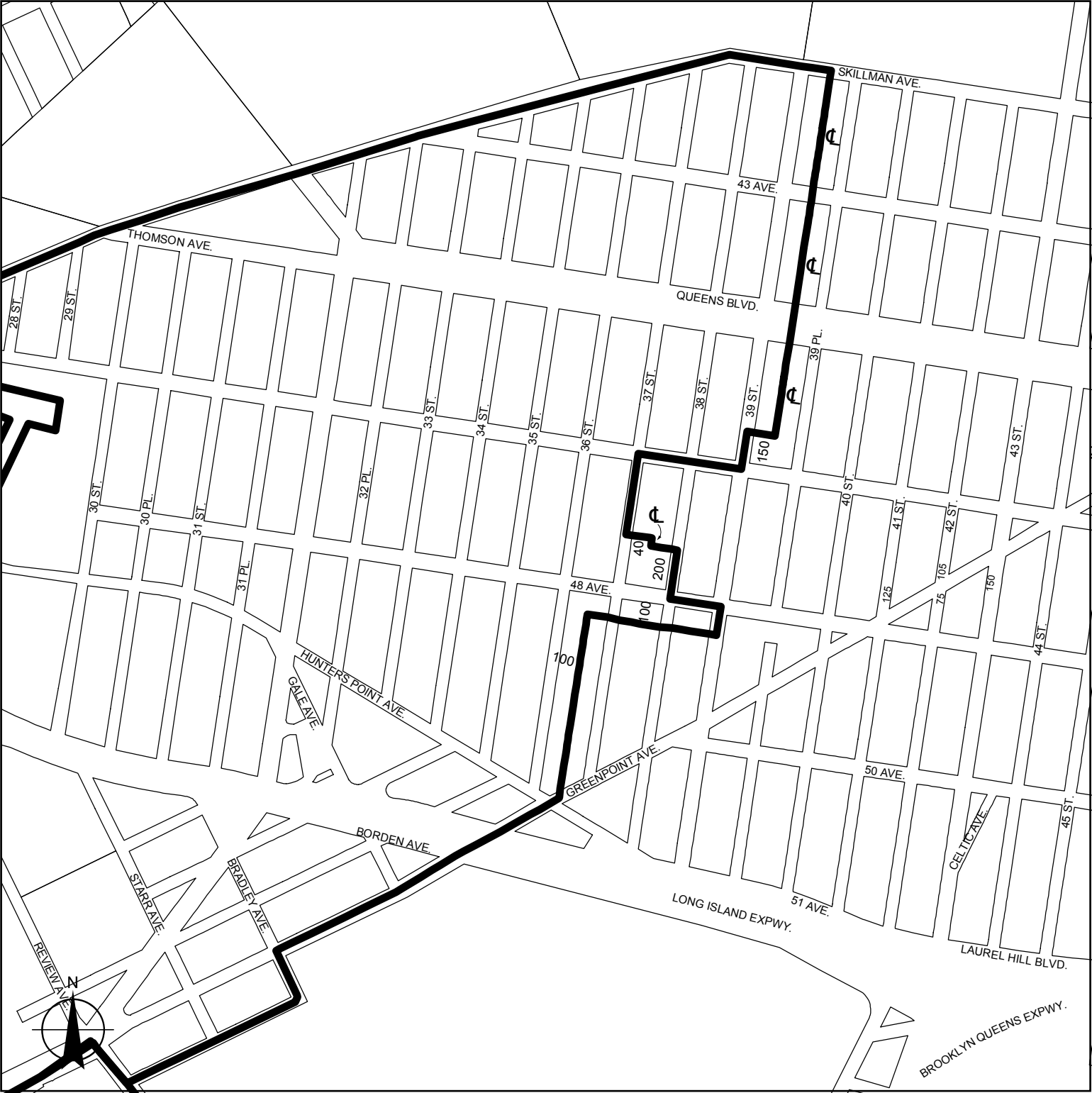
Map 4



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

Long Island City

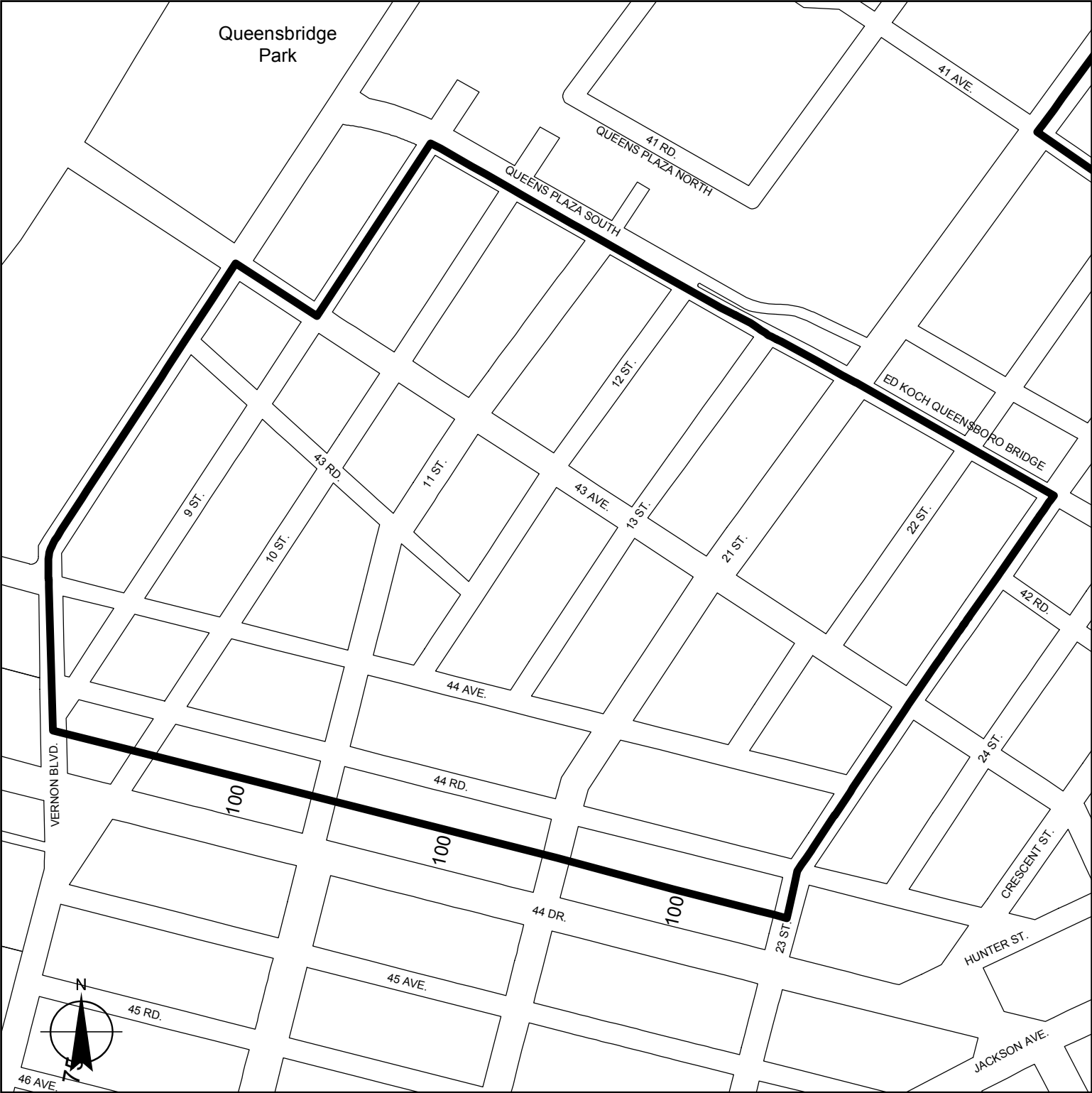
Map 1



Portion of Community District 2, Queens

Long Island City

Map 2



Portion of Community District 2, Queens

Long Island City

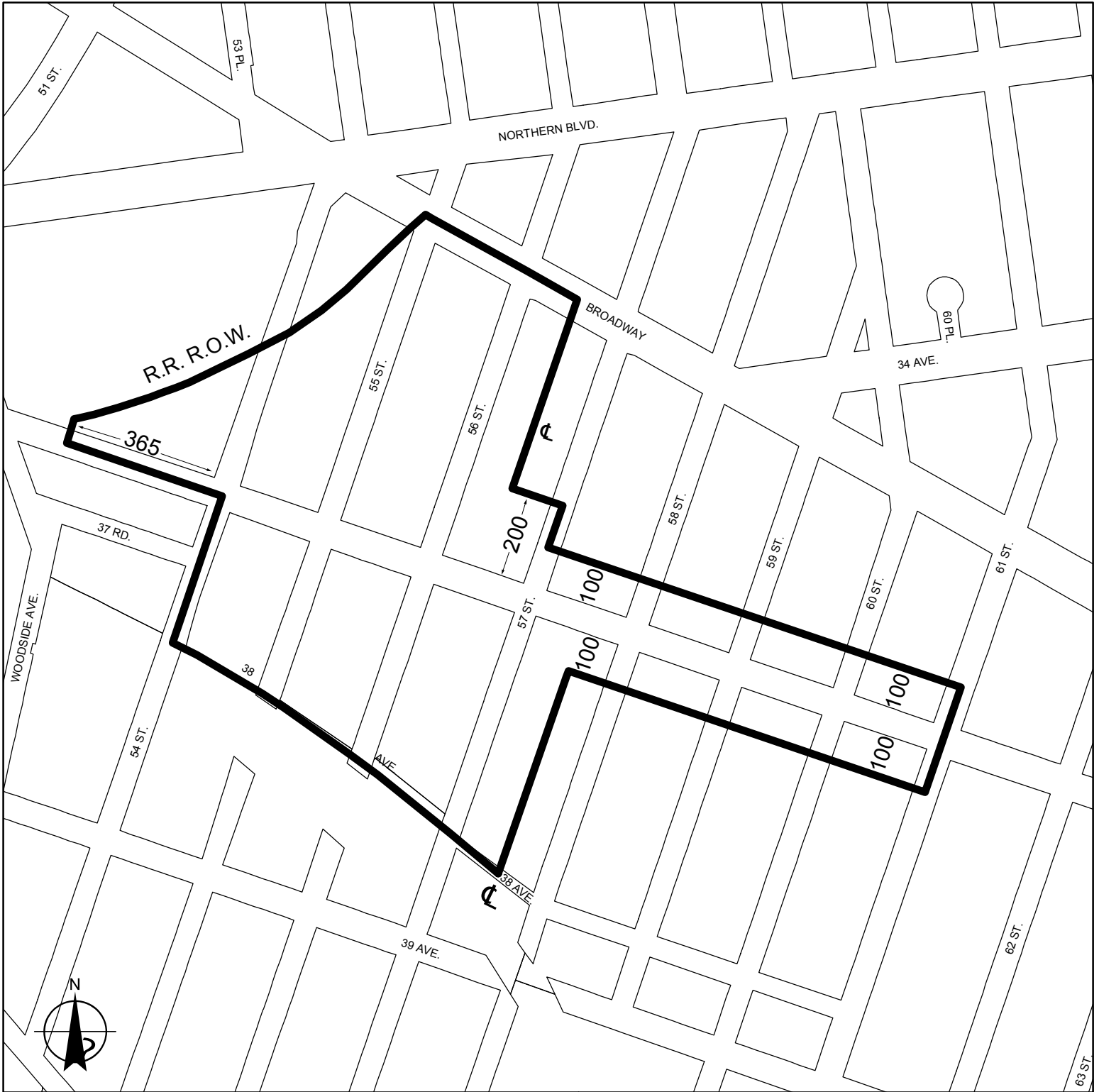
Map 4



Portion of Community District 1, Queens

Woodside

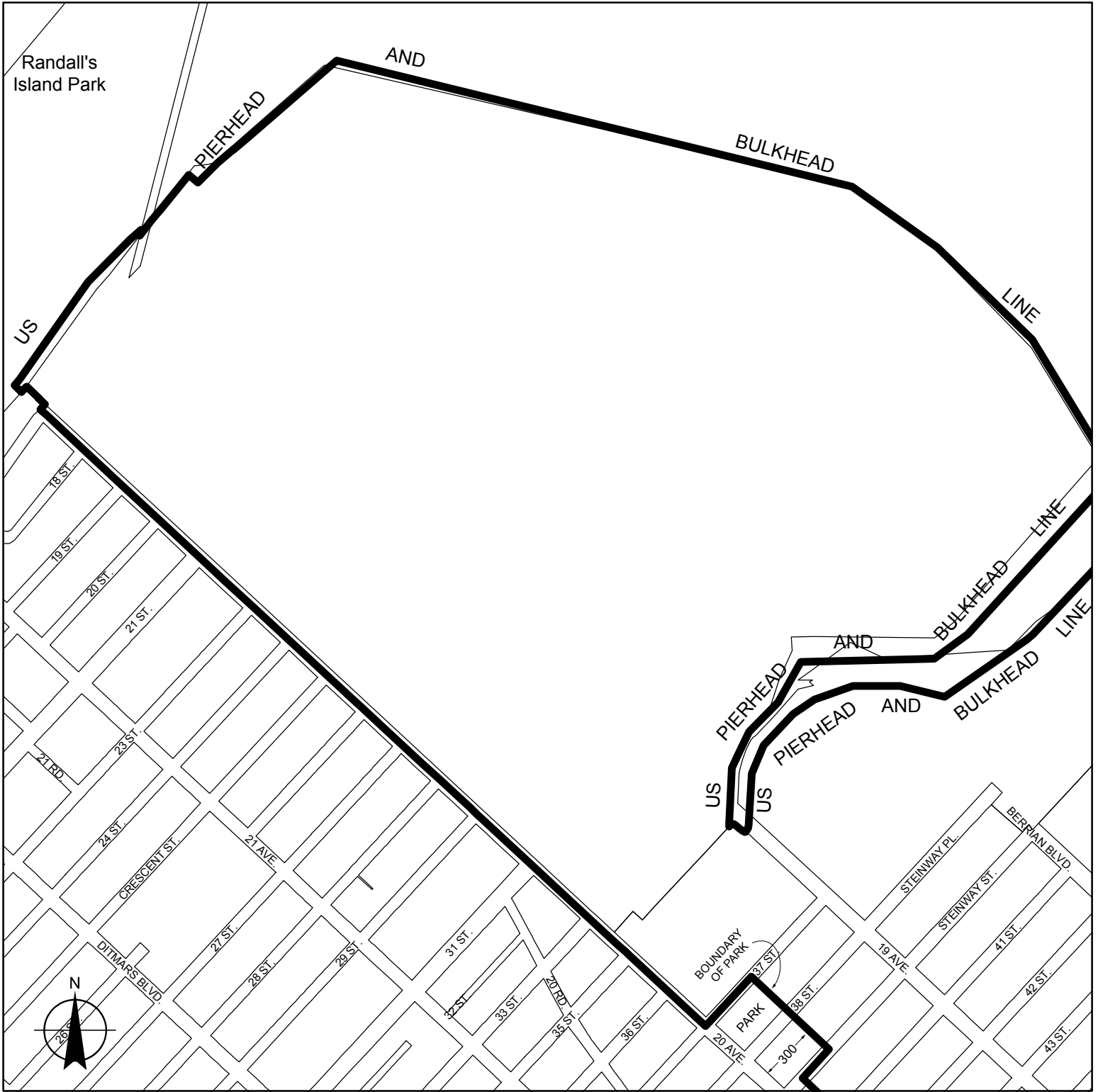
Map 1



Portion of Community District 2, Queens

Steinway

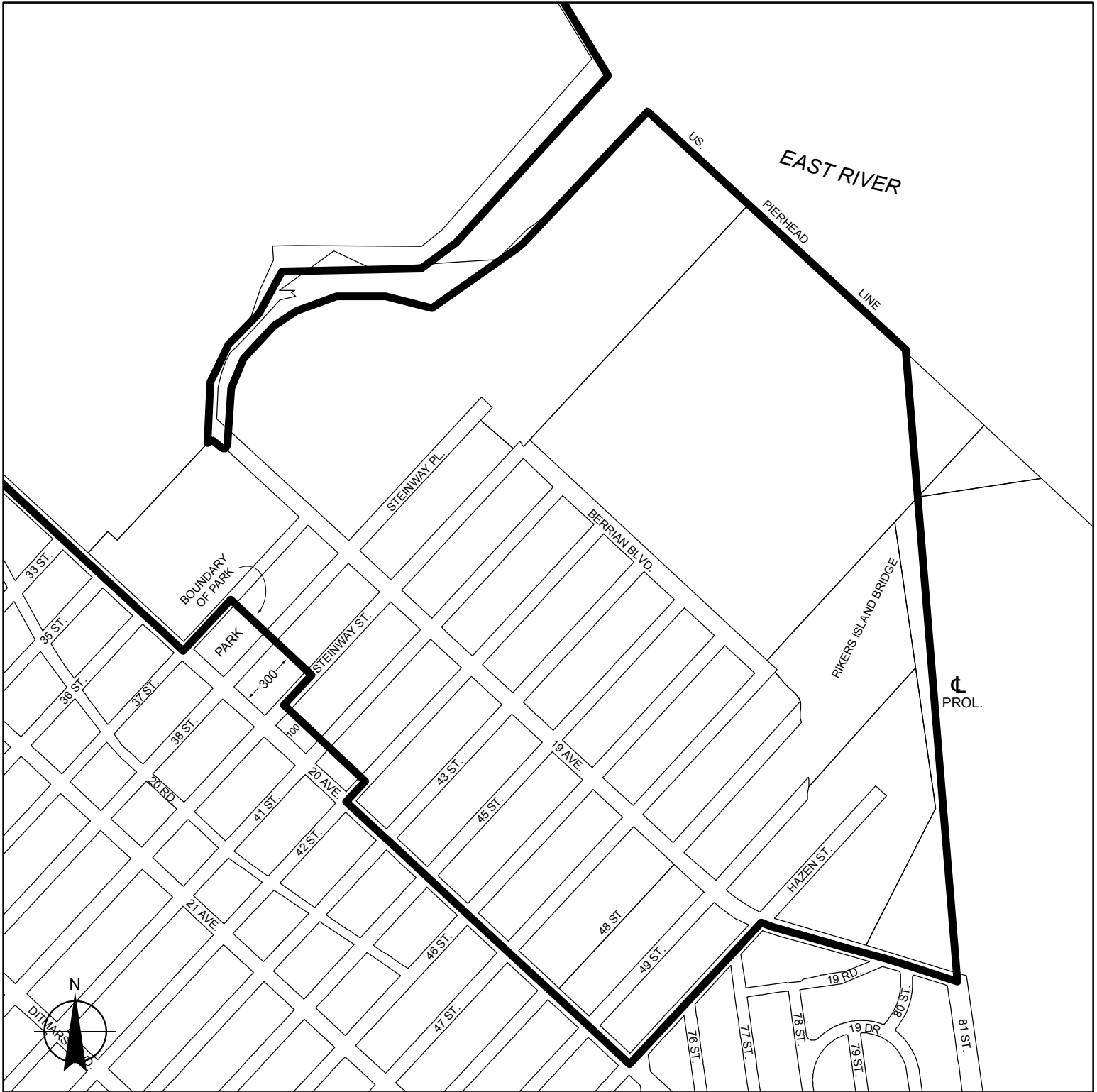
Map 1



Portion of Community District 1, Queens

Steinway

Map 2



Portion of Community District 1, Queens

Jamaica

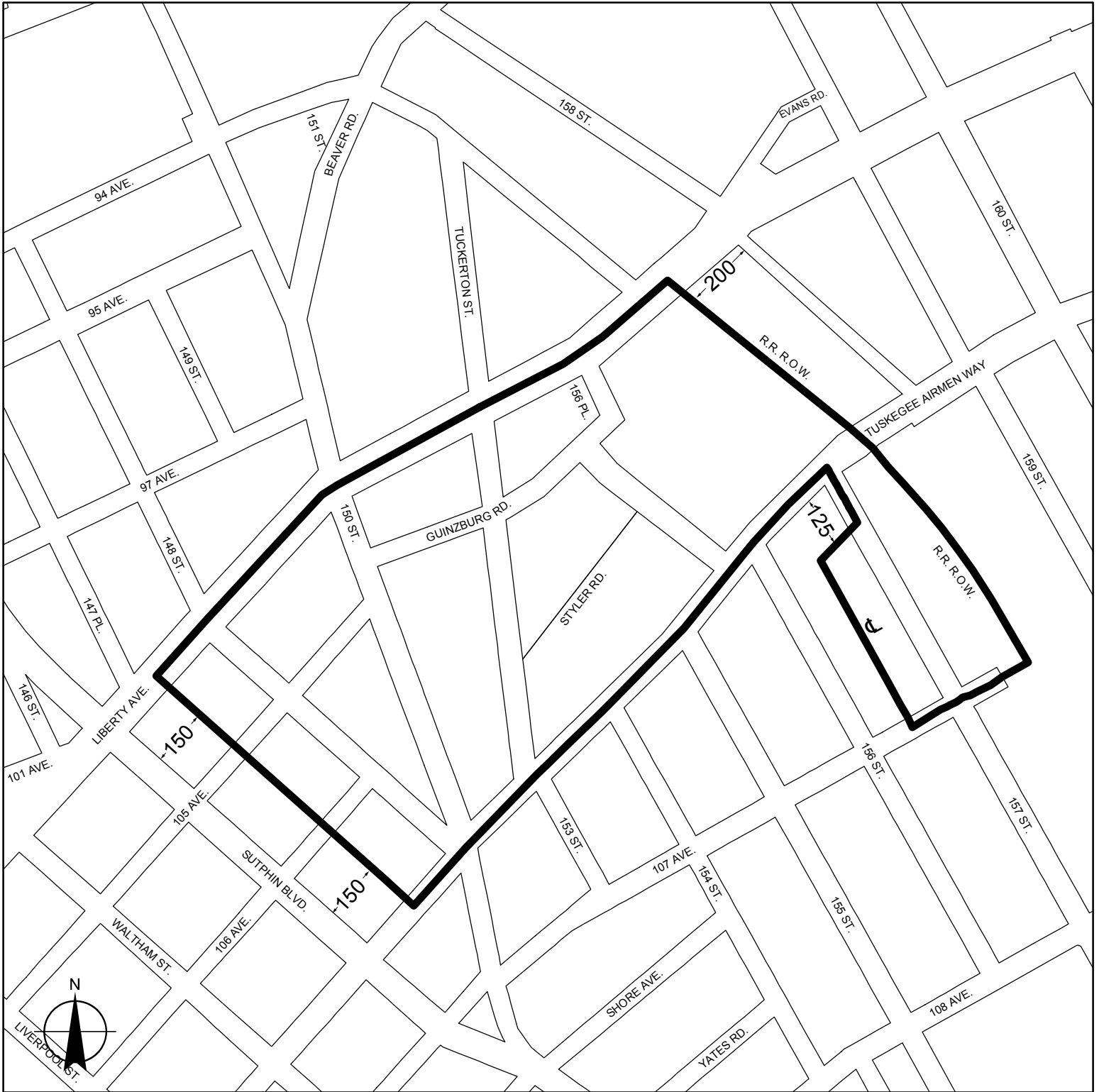
Map 1



Portion of Community District 9, Queens

Jamaica

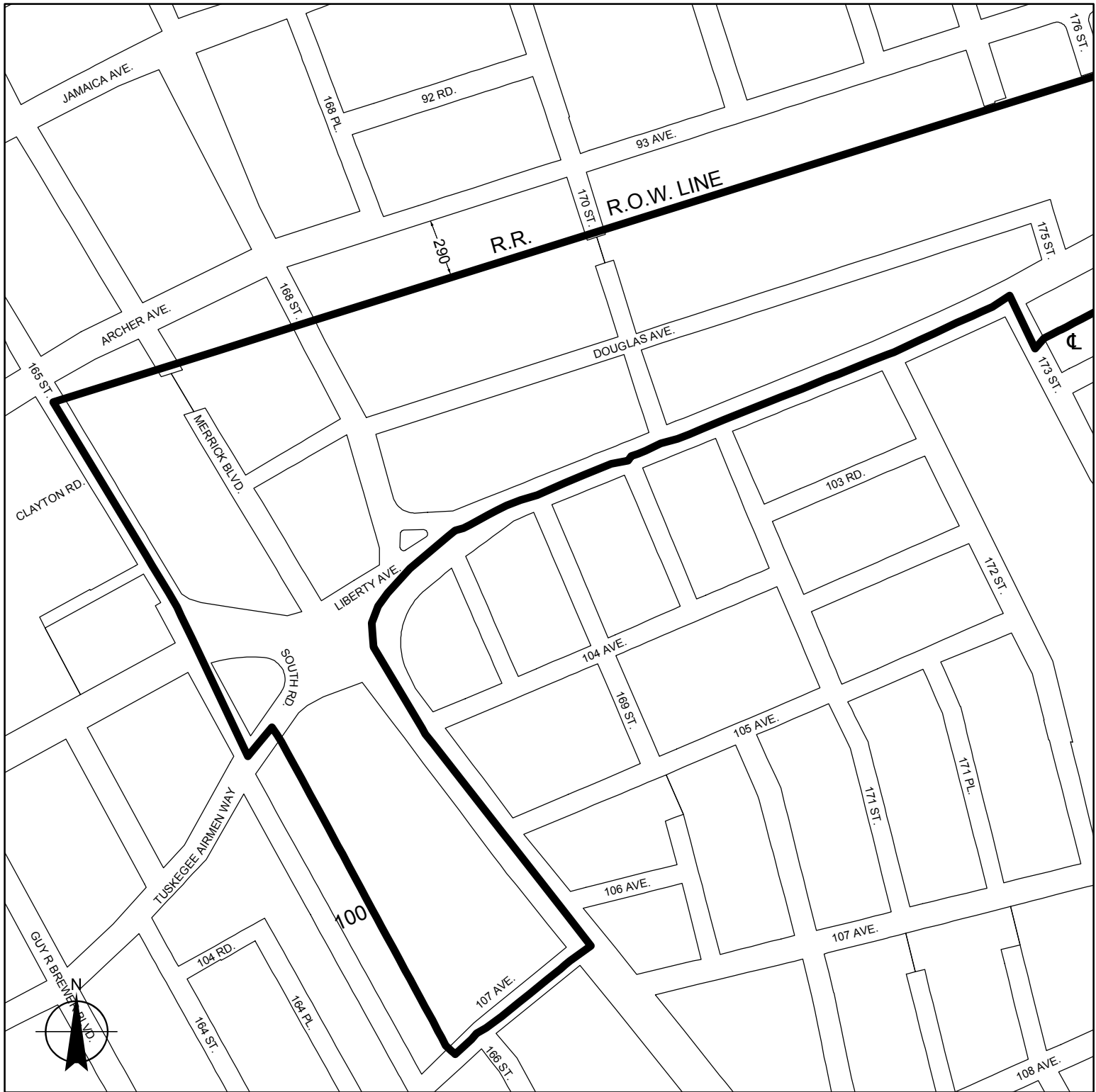
Map 2



Portion of Community District 12, Queens

Jamaica

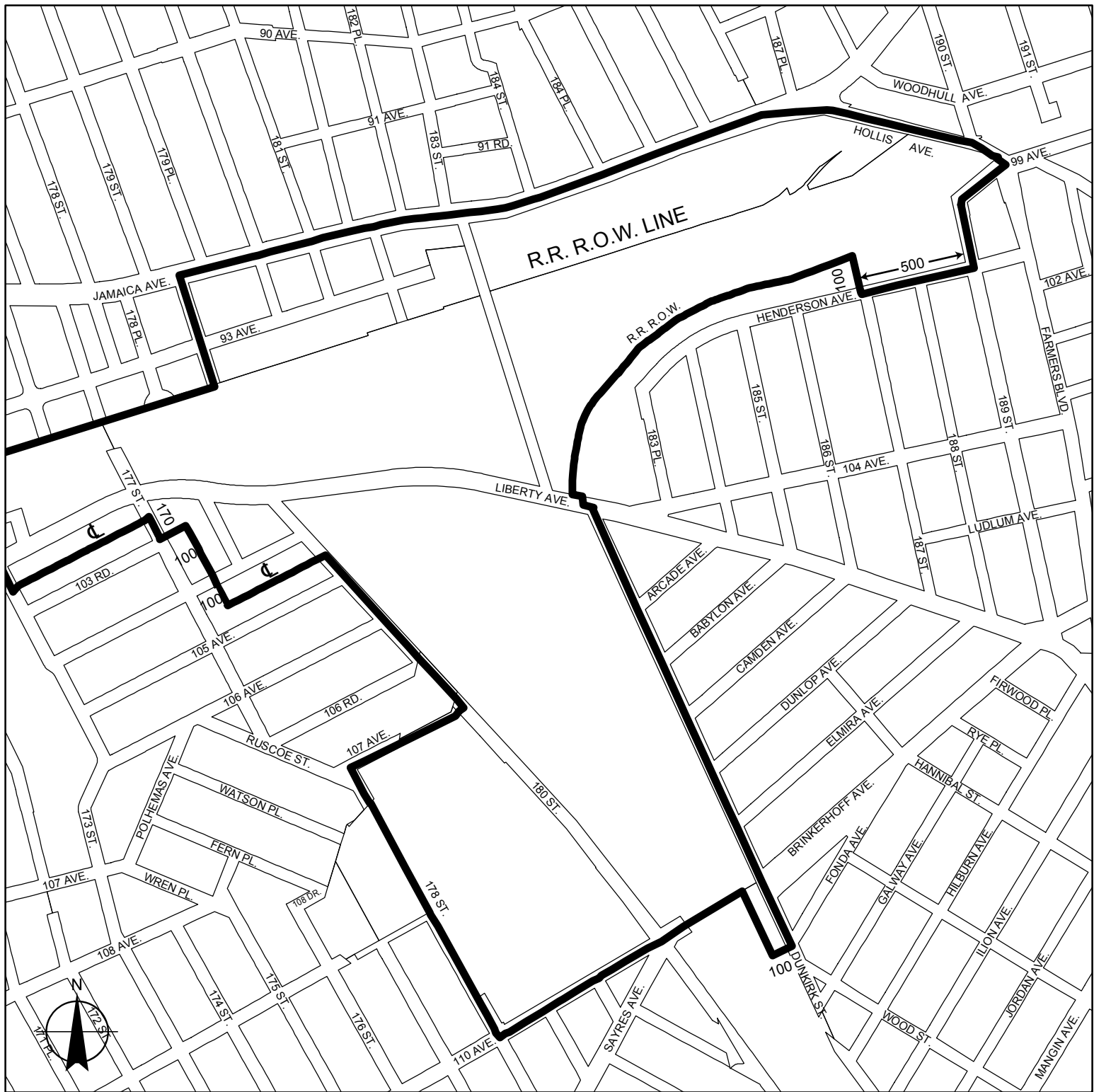
Map 3



Portion of Community District 12, Queens

Jamaica

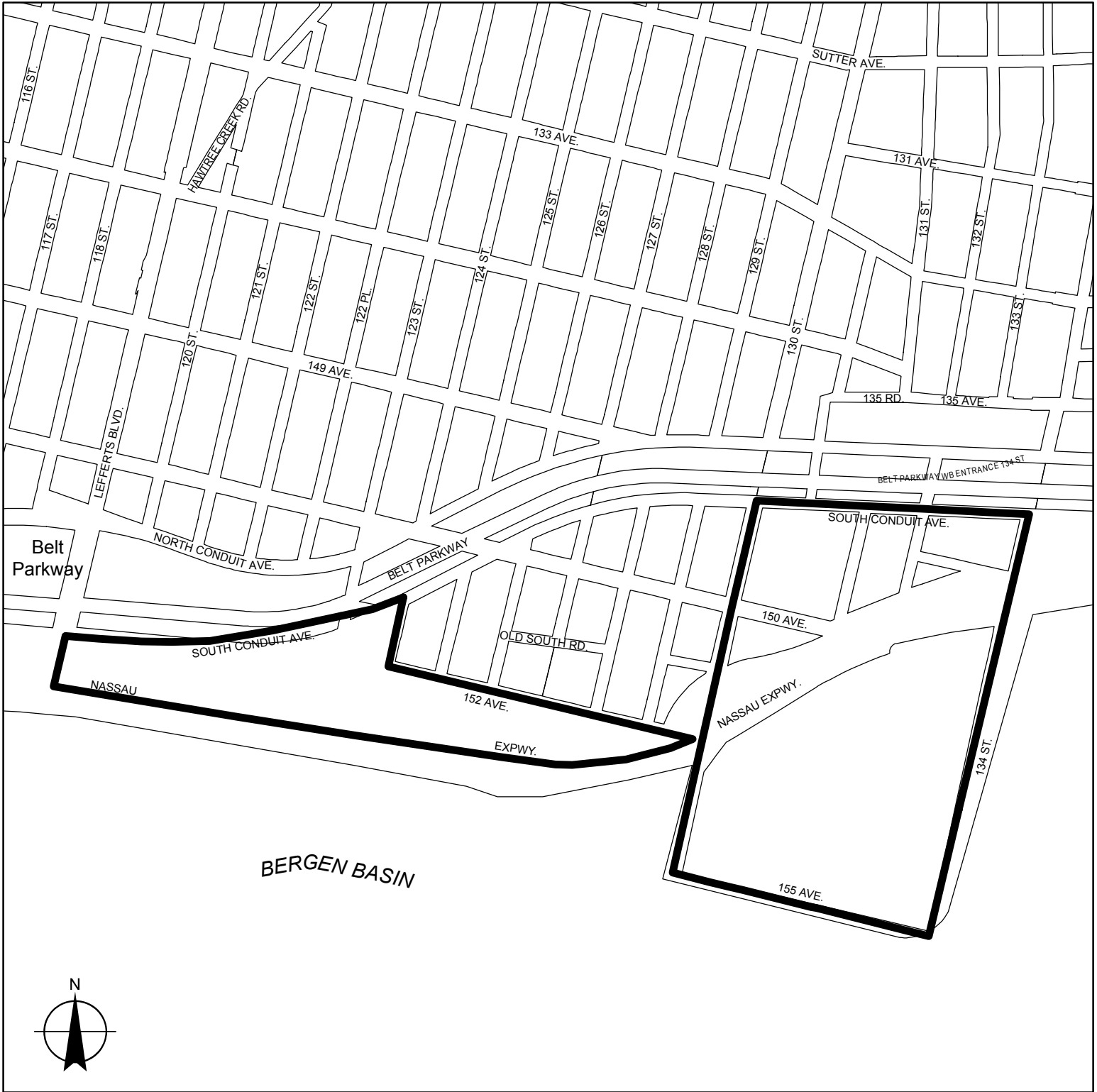
Map 4



Portion of Community District 12, Queens

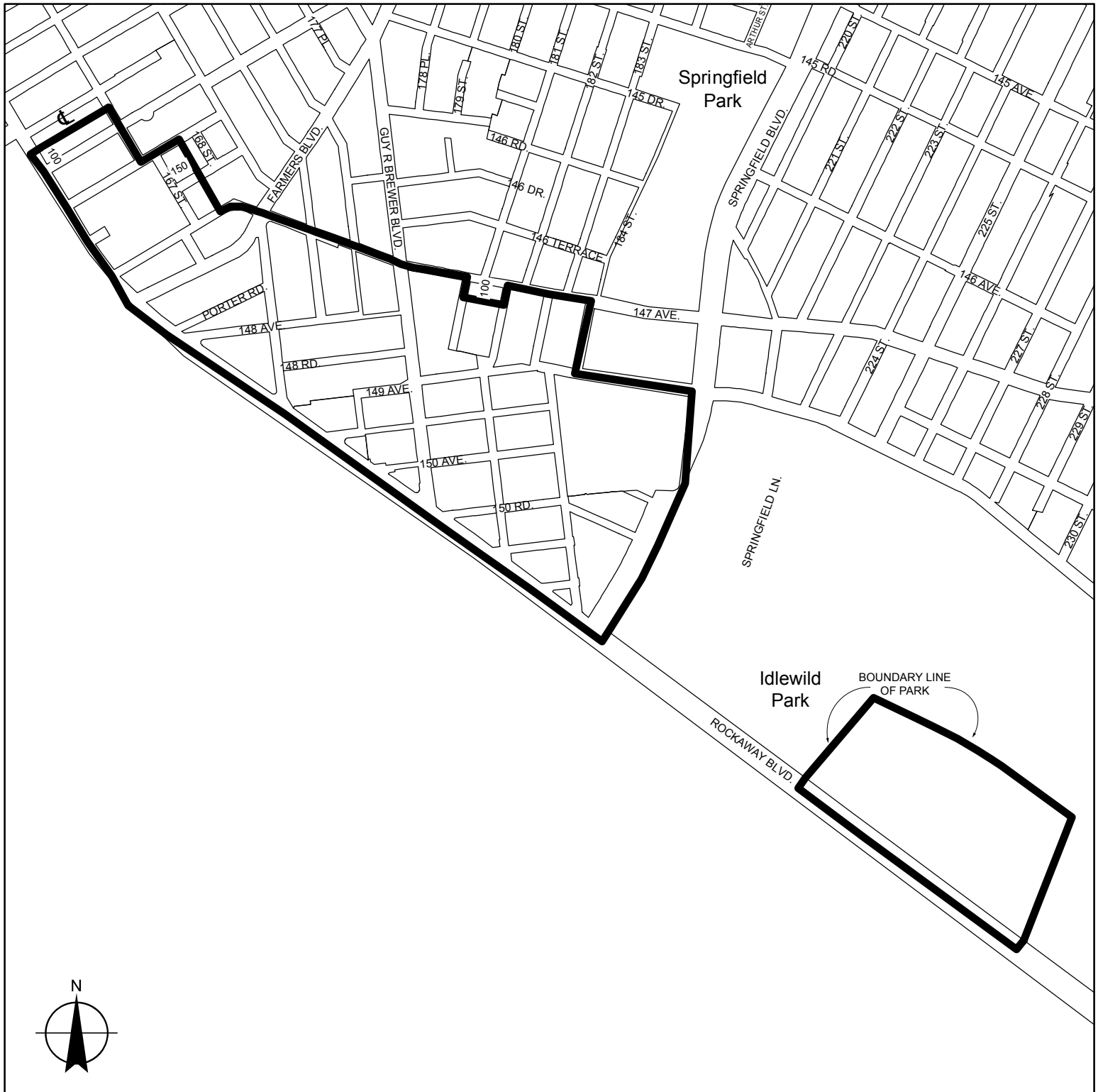
JFK

Map 1



Portion of Community District 10, Queens

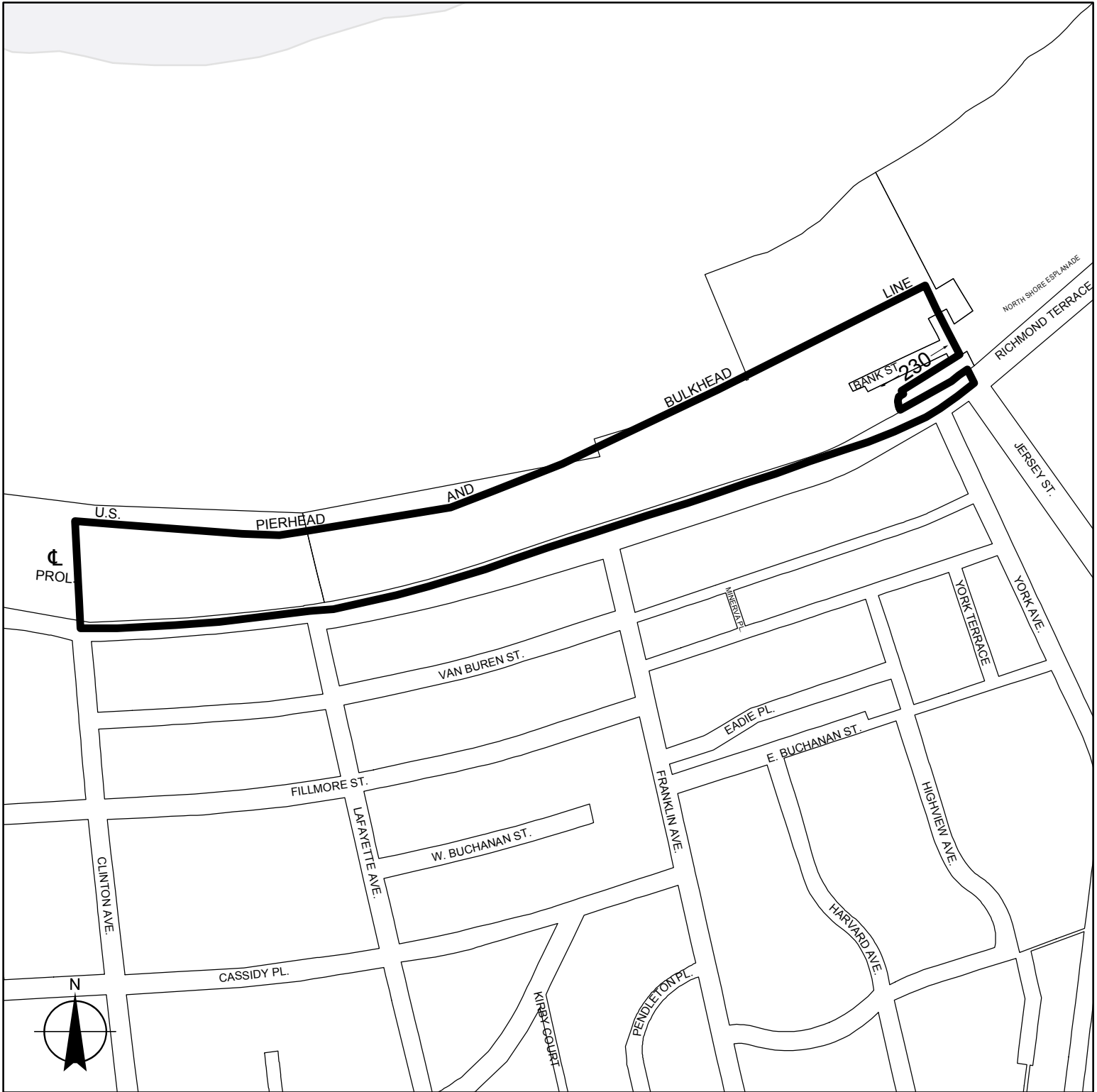
JFK
Map 3



Portion of Community District 13, Queens

North Shore

Map 1



Portion of Community District 1, Staten Island

North Shore

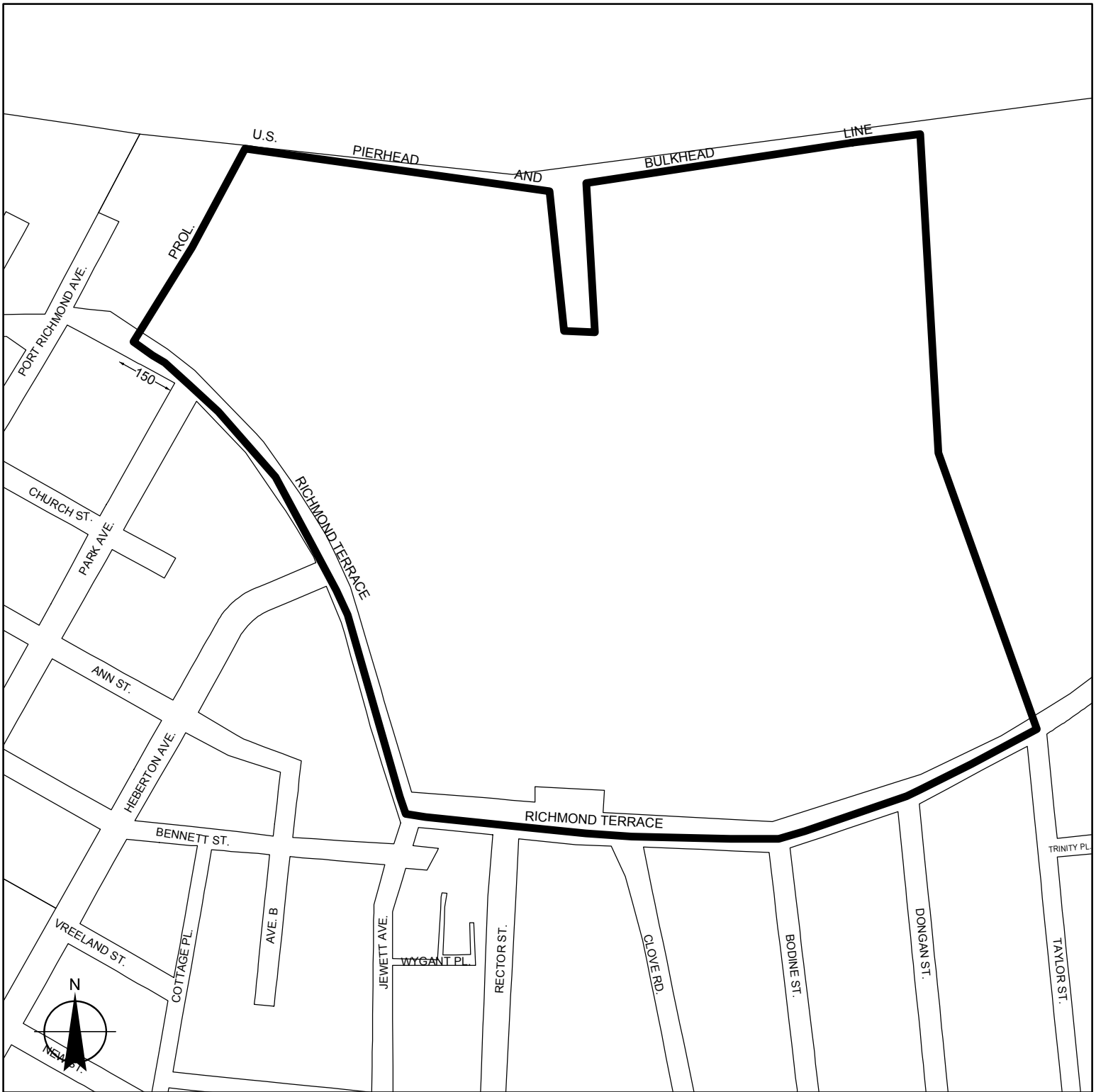
Map 2



Portion of Community District 1, Staten Island

North Shore

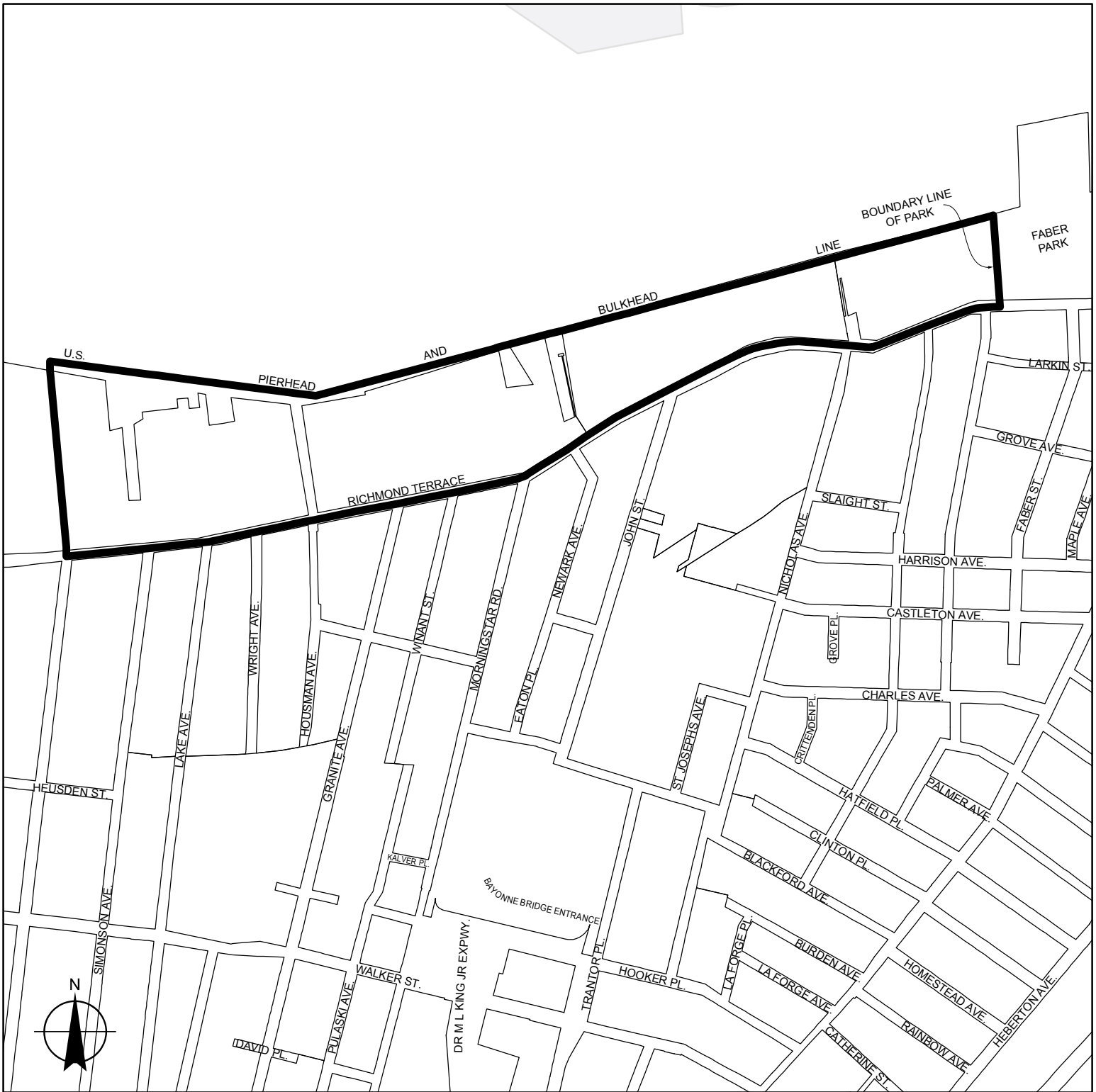
Map 3



Portion of Community District 1, Staten Island

North Shore

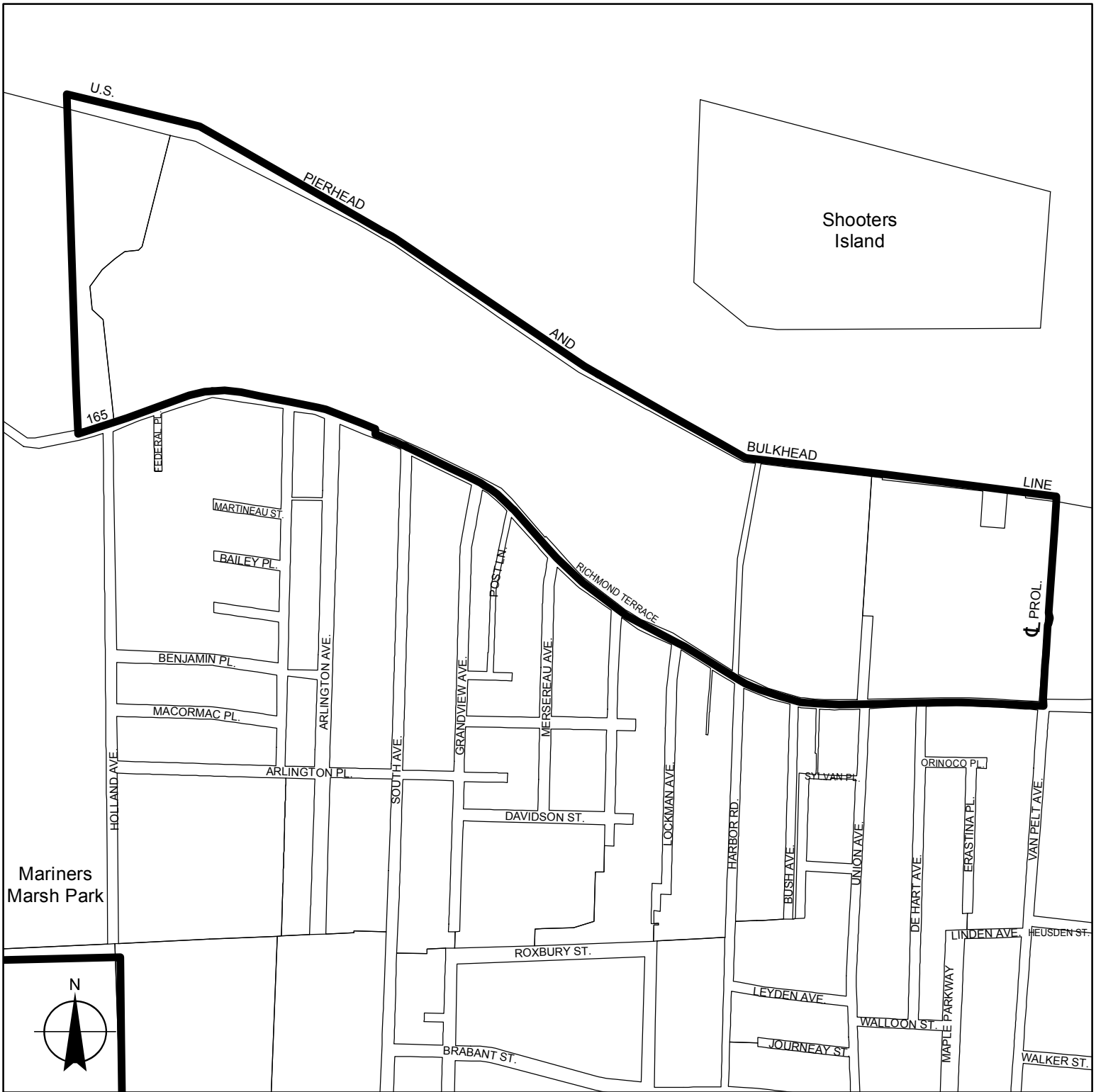
Map 4



Portion of Community District 1, Staten Island

North Shore

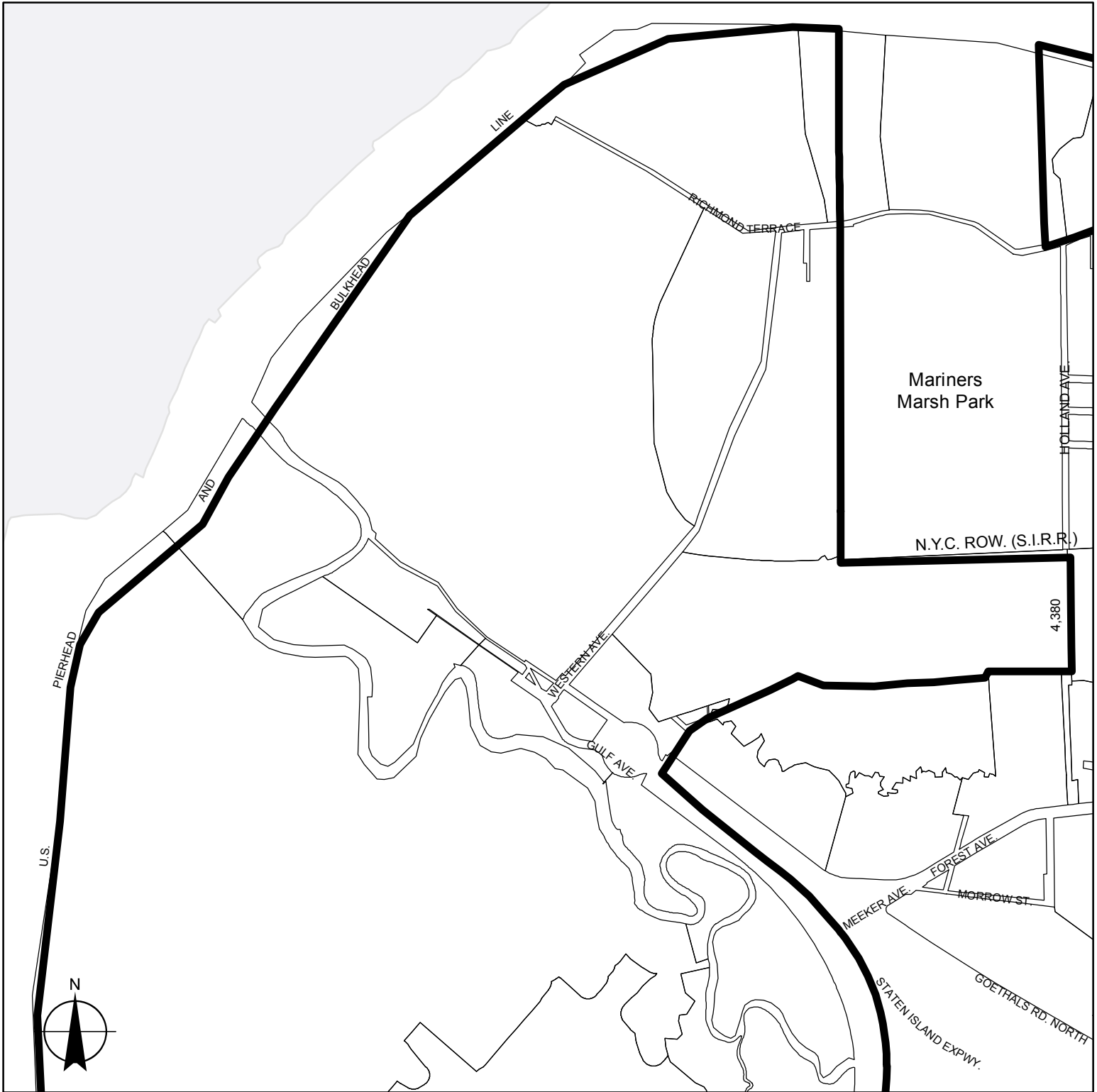
Map 5



Portion of Community District 1, Staten Island

West Shore

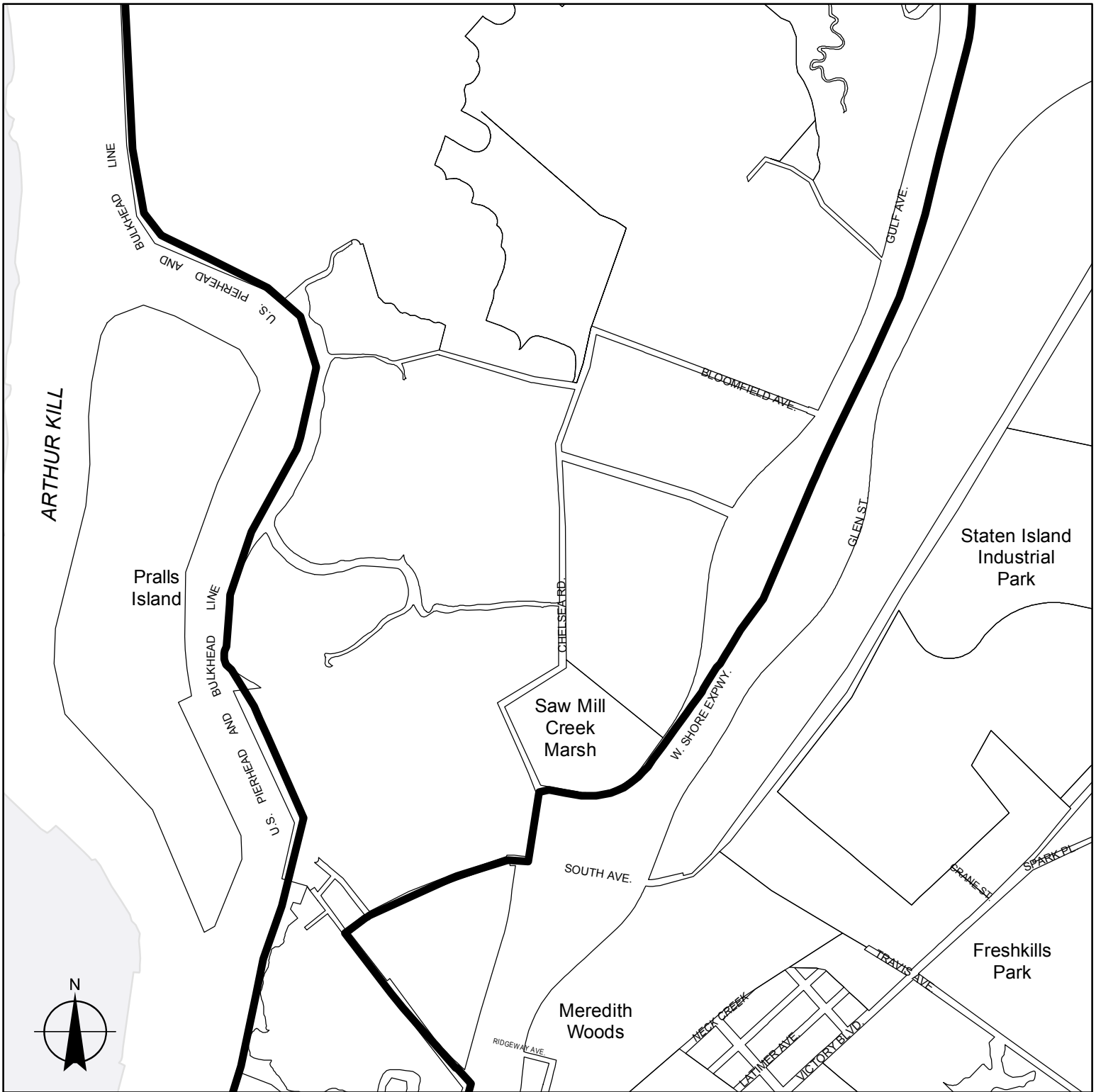
Map 1



Portion of Community District 1, Staten Island

West Shore

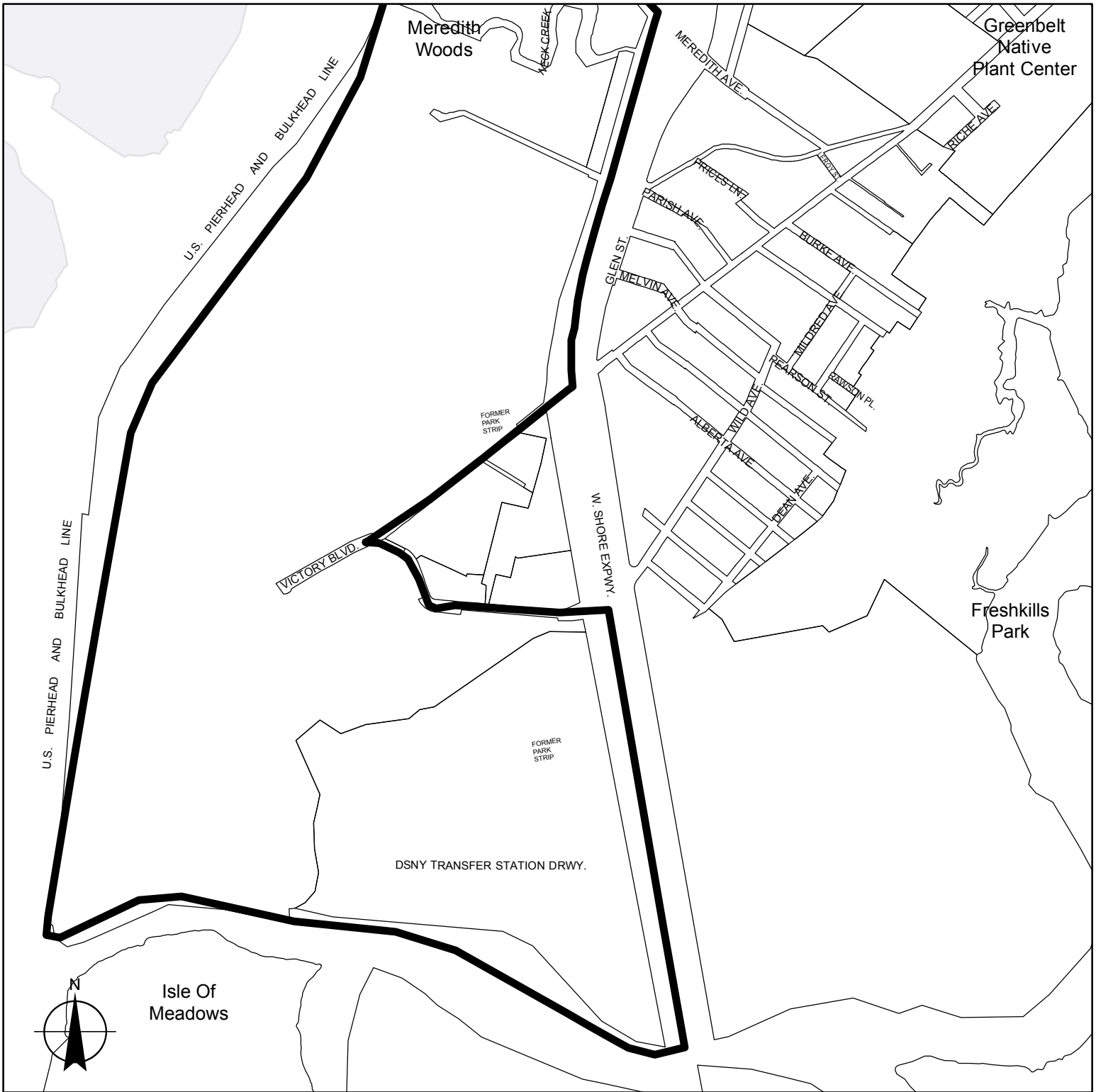
Map 2



Portion of Community District 2, Staten Island

West Shore

Map 3



Portion of Community District 2, Staten Island

