



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

33-04 - Lower Density Growth Management Areas

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LAST AMENDED

6/6/2024

For areas designated as #lower density growth management areas#, pursuant to Section [12-10](#) (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

Section [11-45](#) (Authorizations or Permits in Lower Density Growth Management Areas)

Section [12-10](#) (DEFINITIONS - Floor area; Lower density growth management area; Private road)

Section [22-132](#) (Use Group III – uses subject to size limitations)

Section [32-123](#) (Use Group II – uses subject to additional conditions)

Section [32-352](#) (Ground floor use requirements in the Borough of Staten Island)

Section [33-121](#) (In districts with bulk governed by Residence District bulk regulations)

Section [33-431](#) (In C1 or C2 Districts with bulk governed by surrounding Residence District)

Section [36-211](#) (Special Provisions in Certain Areas)

Section [36-231](#) (In districts with high, medium or low parking requirements)

Section [36-27](#) (Waiver for Certain Small Zoning Lots or Establishments)

Section [36-521](#) (Size of spaces)

Section [36-581](#) (Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx)

Section [37-10](#) (SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS)

Section [73-134](#) (Ambulatory diagnostic or treatment health care facilities)

Section [107-412](#) (Special bulk regulations for certain community facility uses in lower density growth management areas)

Section [107-42](#) (Minimum Lot Area and Lot Width for Residences)

Section [107-464](#) (Side yards for permitted non-residential use)

Section [107-62](#) (Yard, Court and Parking Regulations)

Section [119-05](#) (Applicability of Parking Location Regulations)

Section [119-214](#) (Tier II requirements for driveways and private roads)

Section [128-052](#) (Applicability of Article I, Chapter 2)

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