



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-012 - 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 Such regulations are superseded or supplemented as set forth in the following Sections: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 [22-14](#) (Use Group 4 — Ambulatory diagnostic or treatment health care facilities)
- Section [23-12](#) (Permitted Obstructions in Open Space)
- Section [23-14](#) (Open Space and Floor Area Regulations in R1 Through R5 Districts)
- Section [23-32](#) (Minimum Lot Area or Lot Width for Residences)
- Section [23-33](#) (Special Provisions for Development of Existing Small Lots)
- Section [23-35](#) (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)
- Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents)
- Section [23-462](#) (Side yards for all other buildings containing residences)
- Section [23-532](#) (Required rear yard equivalents)
- Section [23-63](#) (Height and Setback Requirements in R1 Through R5 Districts)
- Section [23-711](#) (Standard minimum distance between buildings)
- Section [23-881](#) (Minimum distance between lot lines and building walls in lower density growth management areas)
- Section [24-012](#) (Exceptions to the bulk regulations of this Chapter)
- Section [24-04](#) (Modification of Bulk Regulations in Certain Districts)
- Section [25-028](#) (Applicability of regulations to certain community facility uses in lower density growth management areas)
- Section [25-22](#) (Requirements Where Individual Parking Facilities Are Provided)
- Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided)
- Section [25-31](#) (General Provisions)
- Section [25-331](#) (Exceptions to application of waiver provisions)
- Section [25-62](#) (Size and Location of Spaces)
- Section [25-621](#) (Location of parking spaces in certain districts)

Section 25-622	(Location of parking spaces in lower density growth management areas)
Section 25-624	(Special parking regulations for certain community facility uses in lower density growth management areas)
Section 25-631	(Location and width of curb cuts in certain districts)
Section 25-632	(Driveway and curb cut regulations in lower density growth management areas)
Section 25-64	(Restrictions on Use of Open Space for Parking)
Section 25-66	(Screening)
Section 26-00	(APPLICABILITY OF THIS CHAPTER)
Section 26-30	(SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive
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 37-10	(SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS)
Section 54-313	(Single- or two-family residences with non-complying front yards or side yards)
Section 105-702	(Applicability of lower density growth management area regulations)
Section 107-412	(Special bulk regulations for certain community facility uses in lower growth management areas)
Section 107-42	(Minimum Lot Area and Lot Width for Residences)
Section 107-421	(Minimum lot area and lot width for zoning lots containing certain community facility uses)
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 128-051	(Applicability of Article I, Chapter 2)