Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

73-71 - Bulk modifications for community facilities in lower density growth management areas

File generated by https://zr.planning.nyc.gov on 11/25/2026

73-71 - Bulk modifications for community facilities in lower density growth management areas

LAST AMENDED
6/6/2024

In addition, for #buildings# in R3, R4 and R5 Districts in #lower density growth management areas# subject to the provisions of Section 24-05 (Buildings containing certain community facility uses) the Board may permit the #development# of a #building# pursuant to the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts).

In order to grant such special permit, the Board shall find that:

(a) the amount and type of open area and its distribution on the #zoning lot# is compatible with the character of the neighborhood;

(b) the distribution of #bulk# on the #zoning lot# will not unduly obstruct access of light and air to adjoining properties or #streets#; and

(c) the scale and placement of the #building# on the #zoning lot# relates harmoniously with surrounding #buildings#.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.