



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-837 - Bulk and parking modifications on waterfront blocks

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LAST AMENDED

3/22/2016

(a) Bulk modifications on waterfront blocks

In all districts, the City Planning Commission may permit modification of any applicable yard#, lot coverage#, height and setback, and distance between buildings# regulations, for a development# on a zoning lot# within a waterfront block#, excluding any portion on a pier# or new platform#, provided the Commission finds that such modifications will not adversely affect access to light and air on surrounding waterfront public access areas#, streets# and properties; and

- (1) will result in a better site plan and a better relationship between the zoning lot# and the adjacent streets#, surrounding neighborhood, adjacent open areas and shoreline# than would be possible through strict adherence to the regulations; or
- (2) are necessary to protect unique natural features such as rock outcroppings, significant grade changes or wetlands, or to accommodate existing buildings or other structures#.

(b) Reduction or waiver of parking requirements for accessory group parking facilities

For developments# on zoning lots# in the Transit Zone#, the City Planning Commission may, in conjunction with an application for a bulk# modification pursuant to paragraph (a) of this Section, reduce or waive the number of required accessory# residential# off-street parking spaces, including any spaces previously required for an existing building# on the zoning lot#, provided that the Commission finds that:

- (1) where the applicant is seeking a reduction of parking spaces required by Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided), such reduction will facilitate the development#, enlargement# or preservation of income-restricted housing units#. Such finding shall be made upon consultation with the Department of Housing Preservation and Development;
- (2) the anticipated rates of automobile ownership for residents of such development# are minimal and that such reduction or waiver is warranted;
- (3) such reduction of parking spaces will not have undue adverse impacts on the residents, businesses or community facilities# in the surrounding area; and
- (4) such reduction of parking spaces will result in a better site plan.

In determining the amount of parking spaces to reduce or waive, the Commission may take into account current automobile ownership patterns for an existing building# containing residences# on the zoning lot#, as applicable.