**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 78-20 - USE REGULATIONS

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## 78-20 - USE REGULATIONS

LAST AMENDED
8/24/1967

## 78-21 - Permitted Uses

LAST AMENDED
1/22/1970

A #large-scale residential development# may include within its area any #residential uses#, #commercial# #uses# or #community facility# #uses# permitted in the district or districts in which it is located. The #commercial# #uses# in these #Commercial Districts# shall be restricted to #uses# permitted in C1, C2 or C4 Districts.

## 78-22 - Accessory Uses in Large-Scale Residential Developments

LAST AMENDED
6/6/2024

A #large-scale residential development# in a #Residence District# may contain as #accessory# #uses#, any #commercial# #uses# listed in Use Group VI which in the aggregate occupy not more than two percent of the total #floor area# in the #large-scale residential development#, and of which no single establishment occupies more than 15,000 square feet of #floor area#, provided that upon a review of the site plan, the City Planning Commission finds that such #commercial# #uses#:

(a) will be primarily for the use of the residents of the #large-scale residential development# and will provide more convenient shopping for such residents;

(b) are so located as to minimize interference with #residential# or recreational areas within the #large-scale residential development# and to avoid creation of traffic congestion or other objectionable influences affecting #residences# outside the #large-scale residential development#;

(c) comply with all the applicable #bulk# and off-street parking and loading regulations for such #accessory# #commercial# #uses#, as set forth in Article II, Chapters 3 and 5; and

(d) conform to those provisions of the following Sections which are applicable to #commercial# # uses# in C1 Districts:

Section 32-41 (Enclosure Within Buildings)

Section 32-42 (Location Within Buildings)

Sections 32-61 to 32-68, inclusive, relating to Sign Regulations.

## 78-23 - Other Accessory Uses

LAST AMENDED
4/30/1981

## 78-231 - Accessory swimming pools

LAST AMENDED
2/2/2011

Swimming pools may be authorized by the City Planning Commission as #accessory# #uses# even though not located on the same #zoning lots# as the principal #uses# to which they are related, provided that:

(a) any such swimming pool is located in a common #open space# area and as a part of such area meets all the requirements set forth in Section 78-52 (Common Open Space);

(b) the use of such swimming pool is restricted to the residents of the #large-scale residential development# or portion thereof served by such common #open space#, and their guests;

(c) the edge of such swimming pool is located not less than 50 feet from any #lot line# on the periphery of the #large-scale residential development#, and is suitably screened from other areas on the same or adjacent #zoning lots#; and

(d) such swimming pool complies in all other respects with the definition of #accessory# #use# as set forth in Section 12-10 (DEFINITIONS).

## 78-232 - Accessory sewage disposal plants

LAST AMENDED
4/30/1981

In Staten Island, sewage disposal plants to serve not more than 50 #dwelling units# may be authorized by the City Planning Commission as #accessory# #uses# to be located anywhere within a #large-scale residential development# without regard for #zoning lot lines#, provided the Commission finds that:

(a) the sewage disposal plant is located not closer than 100 feet from any #residential use#;

(b) the #large-scale residential development# is arranged so as to best serve the active and passive recreation needs of the #residential development#, protect and serve scenic assets and natural features and provide suitable variations in the siting of #buildings#;

(c) the sewage disposal plant is adequately landscaped and buffered from all #residential uses# on the same or adjacent #zoning lots#; and

(d) the proposal promotes and protects the public health, safety and general welfare.

## 78-24 - Special Permits

LAST AMENDED
2/2/2011

## 78-241 - Location of commercial uses

LAST AMENDED
6/6/2024

For any #large-scale residential development#, the City Planning Commission, by special permit, may allow #residential# and non-#residential uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location Within Buildings) when terracing is required because of unusual topographic conditions in a #large-scale residential development# having a minimum area of 20 acres.