Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

119-312 - Authorization of certain uses within the Special Hillsides Preservation District

File generated by https://zr.planning.nyc.gov on 10/31/2026

119-312 - Authorization of certain uses within the Special Hillsides Preservation District

LAST AMENDED
2/2/2011

Any #group parking facility# with 30 cars or more and, in #Residence Districts#, any #community facility use# or #enlargement# thereof, shall be allowed only by authorization of the City Planning Commission. In order to grant such authorizations, the Commission, upon review of a site plan, shall find that:

(a) the proposed #development#, #enlargement# or #site alteration# will not adversely affect the drainage pattern and soil conditions of the area;

(b) the proposed #development#, #enlargement# or #site alteration# has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;

(c) such #development#, #enlargement# or #site alteration# is so located as not to impair the essential character of the surrounding area;

(d) the design of such #development#, #enlargement# or #site alteration# takes full advantage of all special characteristics of the site;

(e) vehicular access and egress for such #development#, #enlargement# or #site alteration# is located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas; and

(f) where vehicular access and egress is located on an arterial, such location affords the best means for controlling the flow of traffic generated by such development to and from such arterial.

The Commission may permit modifications to parking lot landscaping and maneuverability requirements for applications for such authorizations of #group parking facilities# for over 30 cars or

for #enlargements# to #group parking facilities#, if such modifications preserve vegetation and natural topography.