Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-66 - Developments Partly Within Designated Open Space

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107-66 - Developments Partly Within Designated Open Space

LAST AMENDED
9/11/1975

107-661 - Modification of permitted obstructions

LAST AMENDED
2/2/2011

For #developments# containing #residences# on #zoning lots# partly within #designated open space#, the City Planning Commission, on application, may modify the requirements of Section 107-45 (Required Open Space for Residences) to permit more than 50 percent of the required #open space#, not within the #designated open space#, to be occupied by driveways, private streets, open #accessory# off-street parking spaces or open #accessory# off-street loading berths, if the Commission finds that such facilities are so arranged and landscaped as to afford an acceptable standard of amenity for the #development# and its surroundings.

107-662 - Modification of required yards of building setbacks

LAST AMENDED
11/2/2023

On application, the City Planning Commission may grant an authorization modifying the #building# setback requirements of Section 107-241 (Special provisions for arterials), provided that the

Commission finds that:

(a) the area of that portion of the #zoning lot# which is designated as #designated open space# on the District Plan in Appendix A of this Chapter, is at least equal to the area of the required #building# setback #front yard# or #yards#, or portion thereof, which is waived;

(b) along any #front lot line# abutting an #arterial#, a front setback shall be provided having a depth to be determined by the Commission and which shall be improved in accordance with a landscape plan approved by the Commission; and

(c) #building# placement leaves adequate spaces for the provision of #street# trees.