Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

66-00 - GENERAL PURPOSES

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LAST AMENDED
10/7/2021

The provisions of this Chapter establish special regulations which are designed to support and facilitate transit accessibility and improvements in conjunction with developments and enlargements near transit stations, and in doing so, promote and protect public health, safety, general welfare and amenity. The general goals of this Chapter include, among others, the following purposes:

(a) to support the long-term planning needs of mass transit stations and systemwide accessibility;

(b) to reduce pedestrian congestion on city streets in the vicinity of transportation nodes, by facilitating the provision of easements and moving transit station entrance infrastructure off the sidewalk;

(c) to offset potential burdens of such easement on development feasibility by providing zoning flexibility where easements are provided;

(d) to encourage well-designed development and pedestrian environment, including enhanced pedestrian circulation, around mass transit stations;

(e) to coordinate the present and future relationship of land uses around transit stations; and

(f) to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby protect the City's tax revenues.