



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

37-12 - Special Screening for Lower Density Growth Management Areas in Staten Island

File generated by <https://zr.planning.nyc.gov> on 6/14/2026

37-12 - Special Screening for Lower Density Growth Management Areas in Staten Island

LAST AMENDED

12/6/2023

In all C1, C2 and C4-1 Districts in the Borough of Staten Island, all *developments* or *enlargements* containing non-*residential uses* shall be screened from adjoining *zoning lots* containing only *residential uses* by a planting strip at least five feet wide along the common *side lot line*, densely planted with evergreen shrubs at least four feet high at time of planting and of a variety expected to reach a height of six feet within three years. No chain link fences shall be permitted. However, no such screening shall be required where both such *buildings* front upon a *street line* that forms the boundary of a *block* front mapped entirely as a *Commercial District*.