Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-12 - Residences

File generated by https://zr.planning.nyc.gov on 11/8/2026

74-12 - Residences

LAST AMENDED
6/6/2024

74-121 - Residential use in C4-1 Districts in Staten Island

LAST AMENDED
12/5/2024

In the Borough of Staten Island, in C4-1 Districts that occupy at least four acres within a #block#, the City Planning Commission may permit #residences#, provided such #residences# comply with the #bulk# regulations for R5 Districts as set forth in Article II, Chapter 3, or Article III, Chapter 5, as applicable.

In order to grant such permit, the Commission shall find that such #residences# are part of a superior site plan, such #residences# are compatible with the character of the surrounding area and that the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may prescribe appropriate safeguards and conditions to minimize the adverse effect of any #residences# permitted under this Section on the character of the surrounding area.