



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

73-70 - ADDITIONAL MODIFICATIONS OF BULK REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 7/31/2025

73-70 - ADDITIONAL MODIFICATIONS OF BULK REGULATIONS

LAST AMENDED

6/6/2024

73-71 - Bulk modifications for community facilities in lower density growth management areas

LAST AMENDED

6/6/2024

In addition, for #buildings# in R3, R4 and R5 Districts in #lower density growth management areas# subject to the provisions of Section [24-05](#) (Buildings containing certain community facility uses) the Board may permit the #development# of a #building# pursuant to the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts).

In order to grant such special permit, the Board shall find that:

- (a) the amount and type of open area and its distribution on the #zoning lot# is compatible with the character of the neighborhood;
- (b) the distribution of #bulk# on the #zoning lot# will not unduly obstruct access of light and air to adjoining properties or #streets#; and
- (c) the scale and placement of the #building# on the #zoning lot# relates harmoniously with surrounding #buildings#.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.