Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

82-33 - Modification of bulk regulations by special permit

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LAST AMENDED
12/5/2024

The City Planning Commission may, by special permit, modify the height and setback regulations, #yard# regulations, regulations governing minimum distance between #buildings# on a single #zoning lot#, and regulations governing #courts# and minimum distance between #legally required windows# and walls or #lot lines#, provided the Commission finds that such modifications are necessary to:

(a) facilitate good design;

(b) allow design flexibility for any #development# to which the mandatory provisions of Section 82-10 (MANDATORY DISTRICT IMPROVEMENTS) are applicable; or

(c) incorporate a #floor area# allowance pursuant to paragraph (b) of Section 82-31 (Floor Area Regulations) where inclusion of the proposed public amenity will significantly further the specific purposes for which the #Special Lincoln Square District# is established.