Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

37-10 - SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS

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37-10 - SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS

LAST AMENDED
12/6/2023

37-11 - Applicability of Article II, Chapter 6, to Lots with Private Roads

LAST AMENDED
12/5/2024

In C1 or C2 Districts mapped within R3, R4 or R5 Districts, and in C3 Districts, the provisions of Section 26-20 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS) shall apply to any #zoning lot# with #buildings# accessed by #private roads#, except where such #zoning lot# contains #private roads# constructed prior to February 6, 2002. However, for #buildings# containing #commercial uses#, the #front yard# and #side yard# requirements of Section 26-23 (Yards) and the #front yard# planting requirements of Section 26-22 (Requirements for Sidewalks, Street Trees and Planting) need not apply.

Additionally, in C3A Districts located within #lower density growth management areas#, the provisions of 26-30 (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.

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

LAST AMENDED

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***.