



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

137-20 - SPECIAL USE REGULATIONS

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137-20 - SPECIAL USE REGULATIONS

LAST AMENDED

6/21/2017

The special use regulations of this Section [137-20](#), inclusive, shall apply in the Special Coastal Risk Districts as set forth in the table in Section [137-12](#) (Applicability of Special Regulations).

137-21 - Residential Use

LAST AMENDED

12/5/2024

In Special Coastal Risk Districts, residential uses shall be permitted as follows:

- (a) In Special Coastal Risk Districts 1 and 3, residential uses shall be limited to single-family detached residences.
- (b) In Special Coastal Risk District 2, residential uses shall be limited to single- or two-family detached residences.
- (c) In Special Coastal Risk District 4, residential uses shall be permitted as follows:
 - (1) for zoning lots with a lot area of less than 3,000 square feet, residential uses shall be limited to detached or semi-detached single-family residences; and
 - (2) for zoning lots with a lot area of 3,000 square feet or more, residential uses shall be limited to detached or semi-detached single- or two-family residences.
- (d) In Special Coastal Risk District 5, residential uses shall be permitted as follows:
 - (1) in R3A and C3A Districts, residential uses shall be limited to single-family detached residences; and
 - (2) in R4-1 Districts:
 - (i) for zoning lots with a lot width of less than 25 feet, residential uses shall be limited to single-family detached residences; and
 - (ii) for zoning lots with a lot width of 25 feet or more, residential uses shall be limited to single- or two-family detached residences.
- (e) In all Special Coastal Risk Districts, there shall be no qualifying residential sites, qualifying senior housing or ancillary dwelling units.

The inclusion of accessory residential uses shall not be precluded by the provisions of this Section.

137-22 - Community Facility Use

LAST AMENDED

9/7/2017

In Special Coastal Risk Districts, community facilities with sleeping accommodations shall not be permitted.

In #lower density growth management areas# in #Special Coastal Risk District# 3, the regulations for #community facility uses# of the underlying districts shall be modified as follows:

- (a) ambulatory diagnostic or treatment health care facilities shall be limited on any #zoning lot# to 1,500 square feet of #floor area#, including #cellar# space; and
- (b) all #community facility uses# shall be subject to the maximum #floor area ratio#, and special #floor area# limitations, applicable to R3-2 Districts set forth in Section [24-162](#) (Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts).