



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

24-05 - Buildings Containing Certain Community Facility Uses

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

- (a) In R1 through R5 Districts in #lower density growth management areas#, the #bulk# regulations of this Chapter shall not apply to any #zoning lot# containing #buildings# used for:
- (1) ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
 - (2) child care services as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship or, for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility# #use# on the #zoning lot#.
- (b) In lieu thereof, the #residential bulk# regulations of Article II, Chapter 3, shall apply, except that:
- (1) the minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot

width# shall be applied as set forth in the definition of #lot width# in Section [12-10](#), provided that such #lot width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet;

- (2) the provisions of Section [23-341](#) (Permitted obstructions in required yards or rear yard equivalents), inclusive, shall be modified to prohibit parking spaces of any kind within a #front yard#;
- (3) in lieu of Section [23-332](#) (Basic side yard requirements in R1 through R5 Districts), Sections [24-35](#) (Minimum Required Side Yards) and [24-55](#) (Required Side and Rear Setbacks) shall apply; and
- (4) for child care services in R1 and R2 Districts, the provisions of paragraph (9) in the definition of #floor area# in Section [12-10](#), pertaining to #floor area# exclusions for the lowest story of a #residential building#, shall not apply.

For such #buildings#, the authorization provisions of Section [24-06](#) (Modification of Bulk Regulations in Certain Districts) shall be inapplicable.