



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

26-00 - APPLICABILITY OF THIS CHAPTER

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LAST AMENDED

12/6/2023

The regulations of this Chapter shall apply:

- (a) in R9 and R10 Districts, to #developments#, as defined in Section [26-13](#), as set forth in Section [26-10](#) (SPECIAL REQUIREMENTS FOR DEVELOPMENTS IN R9 AND R10 DISTRICTS). However, the provisions of Section [26-10](#) shall not apply within any Special Purpose District or to any #Quality Housing building#;
- (b) in R3, R4 and R5 Districts, to #zoning lots# with #buildings# accessed by #private roads#, as set forth in Section [26-20](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS), except where such #zoning lots#:
 - (1) consist entirely of #single-family detached residences#;
 - (2) are accessed by #private roads# that existed on February 6, 2002; or
 - (3) are located within #lower density growth management areas#, in which case the provisions of paragraph (c) of this Section shall apply;
- (c) in #lower density growth management areas#, to #zoning lots# with #buildings# accessed by #private roads#, as set forth in Section [26-30](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS);
- (d) to #developments#, #enlargements# or #conversions# in all districts, as applicable, as set forth in Section [26-40](#) (STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS);
- (e) to #Quality Housing buildings# where supplemental ground floor level rules apply to #buildings# with #qualifying ground floors#, as set forth in Section [26-50](#) (SPECIAL GROUND FLOOR LEVEL PROVISIONS FOR QUALIFYING GROUND FLOORS); and
- (f) to all #energy infrastructure equipment# and #accessory# mechanical equipment not located within a #completely enclosed building#, as set forth in Section [26-60](#) (SPECIAL SCREENING AND ENCLOSURE PROVISIONS).