



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

26-00 - APPLICABILITY OF THIS CHAPTER

File generated by <https://zr.planning.nyc.gov> on 2/23/2026

26-00 - APPLICABILITY OF THIS CHAPTER

LAST AMENDED

12/5/2024

The regulations of this Chapter shall apply:

- (a) To #sky exposure plane buildings# #developed# in R9 and R10 Districts, 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;
- (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); and

- (e) 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).