



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-012 - Lower density growth management areas

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LAST AMENDED

6/6/2024

For areas designated as #lower density growth management areas# pursuant to Section [12-10](#) (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

- Section [11-45](#) (Authorizations or Permits in Lower Density Growth Management Areas)
- Section [12-10](#) (DEFINITIONS — Floor area; Lower density growth management area; Private road)
- Section [22-14](#) (Use Group 4 — Ambulatory diagnostic or treatment health care facilities)
- Section [23-12](#) (Permitted Obstructions in Open Space)
- Section [23-14](#) (Open Space and Floor Area Regulations in R1 Through R5 Districts)
- Section [23-32](#) (Minimum Lot Area or Lot Width for Residences)
- Section [23-33](#) (Special Provisions for Development of Existing Small Lots)
- Section [23-35](#) (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)
- Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents)
- Section [23-462](#) (Side yards for all other buildings containing residences)
- Section [23-532](#) (Required rear yard equivalents)
- Section [23-63](#) (Height and Setback Requirements in R1 Through R5 Districts)
- Section [23-711](#) (Standard minimum distance between buildings)
- Section [23-881](#) (Minimum distance between lot lines and building walls in lower density growth management areas)
- Section [24-012](#) (Exceptions to the bulk regulations of this Chapter)
- Section [24-04](#) (Modification of Bulk Regulations in Certain Districts)
- Section [25-028](#) (Applicability of regulations to certain community facility uses in lower density growth management areas)
- Section [25-22](#) (Requirements Where Individual Parking Facilities Are Provided)
- Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided)
- Section [25-31](#) (General Provisions)
- Section [25-331](#) (Exceptions to application of waiver provisions)
- Section [25-62](#) (Size and Location of Spaces)
- Section [25-621](#) (Location of parking spaces in certain districts)

- Section [25-622](#) (Location of parking spaces in lower density growth management areas)
- Section [25-624](#) (Special parking regulations for certain community facility uses in lower density growth management areas)
- Section [25-631](#) (Location and width of curb cuts in certain districts)
- Section [25-632](#) (Driveway and curb cut regulations in lower density growth management areas)
- Section [25-64](#) (Restrictions on Use of Open Space for Parking)
- Section [25-66](#) (Screening)
- Section [26-00](#) (APPLICABILITY OF THIS CHAPTER)
- Section [26-30](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive
- Section [32-123](#) (Use Group II – uses subject to additional conditions)
- Section [32-352](#) (Ground floor use requirements in the Borough of Staten Island)
- Section [37-10](#) (SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS)
- Section [54-313](#) (Single- or two-family residences with non-complying front yards or side yards)
- Section [105-702](#) (Applicability of lower density growth management area regulations)
- Section [107-412](#) (Special bulk regulations for certain community facility uses in lower growth management areas)
- Section [107-42](#) (Minimum Lot Area and Lot Width for Residences)
- Section [107-421](#) (Minimum lot area and lot width for zoning lots containing certain community facility uses)
- Section [107-464](#) (Side yards for permitted non-residential use)
- Section [107-62](#) (Yard, Court and Parking Regulations)
- Section [119-05](#) (Applicability of Parking Location Regulations)
- Section [119-214](#) (Tier II requirements for driveways and private roads)
- Section [128-051](#) (Applicability of Article I, Chapter 2)