



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **37-10 - SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS**

File generated by <https://zr.planning.nyc.gov> on 8/10/2025

---

## 37-10 - SPECIAL REGULATIONS FOR PRIVATE ROADS AND LOWER DENSITY GROWTH MANAGEMENT AREAS

---

LAST AMENDED  
12/6/2023

---

### 37-11 - Applicability of Article II, Chapter 6, to Lots with Private Roads

---

LAST AMENDED  
12/5/2024

In C1 or C2 Districts mapped within R3, R4 or R5 Districts, and in C3 Districts, the provisions of Section [26-20](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS) shall apply to any #zoning lot# with #buildings# accessed by #private roads#, except where such #zoning lot# contains #private roads# constructed prior to February 6, 2002. However, for #buildings# containing #commercial uses#, the #front yard# and #side yard# requirements of Section [26-23](#) (Yards) and the #front yard# planting requirements of Section [26-22](#) (Requirements for Sidewalks, Street Trees and Planting) need not apply.

Additionally, in C3A Districts located within #lower density growth management areas#, the provisions of [26-30](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.

---

### 37-12 - Special Screening for Lower Density Growth Management Areas in Staten Island

---

LAST AMENDED  
12/6/2023

In all C1, C2 and C4-1 Districts in the Borough of Staten Island, all *developments* or *enlargements* containing non-*residential uses* shall be screened from adjoining *zoning lots* containing only *residential uses* by a planting strip at least five feet wide along the common *side lot line*, densely planted with evergreen shrubs at least four feet high at time of planting and of a variety expected to reach a height of six feet within three years. No chain link fences shall be permitted. However, no such screening shall be required where both such *buildings* front upon a *street line* that forms the boundary of a *block* front mapped entirely as a *Commercial District*.