



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **77-00 - GENERAL PROVISIONS**

File generated by <https://zr.planning.nyc.gov> on 11/18/2024

---

## **77-00 - GENERAL PROVISIONS**

---

LAST AMENDED

8/14/1987

---

### **77-01 - Applicability of This Chapter**

---

LAST AMENDED

12/15/1961

Whenever any #zoning lot# is located in two or more districts in which different #uses# are permitted, or in which different #use#, #bulk#, #accessory# off-street parking and loading, or other regulations apply, the provisions of this Chapter shall apply.

---

### **77-02 - Zoning Lots not Existing Prior to Effective Date or Amendment of Resolution**

---

LAST AMENDED

2/2/2011

Whenever a #zoning lot# is divided by a boundary between two or more districts and such #zoning lot# did not exist on December 15, 1961, or any applicable subsequent amendment thereto, each portion of such #zoning lot# shall be regulated by all the provisions applicable to the district in which such portion of the #zoning lot# is located. However, the provisions of paragraph (a) of Section [77-22](#) (Floor Area Ratio) and Section [77-40](#) (SUPPLEMENTAL REGULATIONS) shall apply to #zoning lots# created at any time where different #bulk# regulations apply to different portions of such #zoning lot#.

---

### **77-03 - Zoning Lots Existing Prior to Effective Date or Amendment of Resolution**

---

LAST AMENDED

12/15/1961

Whenever a #zoning lot# is divided by a boundary between two or more districts and such #zoning lot# existed on December 15, 1961, or any applicable subsequent amendment thereto, the provisions of this Resolution may be applied to such #zoning lot# as set forth in subsequent Sections of this Chapter. Except as specifically provided in this Chapter, each portion of such #zoning lot# shall be regulated by all the provisions applicable to the district in which such portion of the #zoning lot# is located.