Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

77-00 - GENERAL PROVISIONS

File generated by https://zr.planning.nyc.gov on 11/28/2026

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
12/5/2024

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 Section 77-22 (Floor Area Ratio) 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.