



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-131 - Applicability of Article VII, Chapter 3

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LAST AMENDED

12/5/2024

The following special permits by the Board of Standards and Appeals shall not be applicable within #waterfront blocks#:

Section [73-64](#) (Modifications for Community Facility Uses)

Section [73-68](#) (Height and Setback and Yard Modifications).

The following special permits by the Board of Standards and Appeals shall be applicable on #waterfront blocks# only as modified in the following Sections:

Section [73-12](#) (Community Facility Uses in R1, R2, R3-1, R3A, R3X, R4-1, R4A or R4B Districts) shall be applicable, except that:

- (a) all references to #floor area ratio# and #open space ratio# shall be modified in accordance with the provisions of Sections [62-32](#) and [62-333](#) pertaining to #floor area ratio# and #lot coverage#, which provisions the Board may modify pursuant to Section [73-12](#); and
- (b) all findings involving the amount and distribution of #open space# shall be made using the open area of the lot resulting from the maximum #lot coverage# set forth in Section [62-333](#); and

Section [73-45](#) (Modification of Off-site Parking Provisions); and

Section [73-49](#) (Roof Parking) shall be applicable, except for those provisions expressly modified by Section [62-40](#) (SPECIAL PARKING AND LOADING REGULATIONS).