



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-135 - Applicability of bulk regulations to long-term care facilities

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LAST AMENDED 3/22/2016

For #buildings# containing #long-term care facilities#, the applicable provisions of Sections [24-013](#), [33-012](#) and [35-012](#) shall apply. Where a #building# containing a #long-term care facility# is required to utilize the #bulk# regulations applicable to #affordable independent residences for seniors# in Article II, Chapter 3, such provisions shall be modified by the #bulk# regulations applicable to #affordable independent residences for seniors# set forth in Section [62-30](#) (SPECIAL BULK REGULATIONS), inclusive, except that:

- (a) in R6A Districts or R6 Districts without a letter suffix, in C1 or C2 Districts mapped within R6A or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A or R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (b) in R7A Districts or R7 Districts without a letter suffix, in C1 or C2 Districts mapped within R7A or R7 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R7A or R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6; and
- (c) the minimum size of #dwelling unit# provisions of Section [23-23](#) shall not apply.