



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

96-50 - REGULATIONS APPLICABLE TO ALL AREAS

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96-50 - REGULATIONS APPLICABLE TO ALL AREAS

LAST AMENDED

2/2/2011

The provisions of Sections [96-51](#) (Mandatory Tree Planting Provisions) and [96-52](#) (Bulk Modifications for Public Parking Garages) shall apply to all areas within the Special District.

96-51 - Mandatory Tree Planting Provisions

LAST AMENDED

6/6/2024

In addition to the applicable underlying `#street#` tree planting requirements, tree planting provisions shall also apply to `#extensions#` or alterations, other than `#incidental alterations#`, involving 30 percent or more of the existing `#floor area#` of a `#building#`. For `#uses#` listed under Use Groups IV(B), IX(B), or X, the `#street#` tree planting requirements of Section [26-41](#) (Street Tree Planting) shall apply.

96-52 - Bulk Modifications for Public Parking Garages

LAST AMENDED

1/19/2005

Except within the Eighth Avenue Perimeter Area set forth in Section [96-22](#) (Special Regulations for Eighth Avenue Perimeter Area), in all other C6 Districts, the City Planning Commission, by special permit, may permit, for #public parking garages#, modification of the applicable #lot coverage#, #yard# and height and setback regulations. As a condition of permitting such modifications, the Commission shall make the following findings:

- (a) that, because of site limitations, such modifications are necessary for the proper design and operation of the #public parking garage#; and
- (b) that, such modifications will not unduly obstruct access to light and air in the #street# or on adjacent #zoning lots#.

The Commission shall consider the characteristics of surrounding development and may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of adjacent areas.