



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, 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), [96-52](#) (Bulk Modifications for Public Parking Garages) and [96-53](#) (Conversions to Residential Use) 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.

96-53 - Conversions to Residential Use

LAST AMENDED
6/6/2024

For #conversions# to #residential use# of a #building#, predominantly occupied by #uses# listed under Use Groups III or V that exceeds the #residential# #floor area# permitted by the applicable district regulations, the City Planning Commission by special permit, may permit such #building# to be #converted# to #residential use# in its entirety, provided that such #building# includes social or recreational space primarily for the use of occupants of #dwelling units# or #rooming units# in the #development# and which may also be made available to the community.

There shall be at least 30 square feet of social or recreational space for each #dwelling unit# or a total area of at least 5,000 square feet, whichever is greater. Such space may be located outdoors at grade level or at any floor level including roof areas. The maximum number of #dwelling units# shall be determined in accordance with the provisions of Section [15-111](#) (Number of

permitted dwelling units). The Commission may prescribe conditions and safeguards to minimize possible adverse effects on adjoining properties.

As a condition of approval, the Commission shall find:

- (a) that because of site and building limitations, such modifications are necessary for the proper design and functioning of the #converted# #building#;
- (b) that such modifications will result in adequate access of light and air to the newly created #dwelling units# and to surrounding development;
- (c) that the social or recreational space contains adequate facilities to serve the needs of the residents and wherever possible the surrounding community;
- (d) that there is suitable separation between #dwelling units# and floor space occupied by non-#residential# or #accessory# #uses#; and
- (e) that such #conversion# will not unduly increase the density of population or intensity of #use# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#.

The Commission may prescribe conditions and safeguards to minimize possible adverse effects on adjoining properties and may require a program for operation and maintenance of recreational spaces.