Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

103-01 - Establishment of Special Planned Community Preservation District

File generated by https://zr.planning.nyc.gov on 11/26/2026

103-01 - Establishment of Special Planned Community Preservation District

LAST AMENDED
2/2/2011

The City Planning Commission has established the #Special Planned Community Preservation District# in areas that:

(a) have a land area of at least 1.5 acres;

(b) contain a minimum of three #buildings#;

(c) were designed and substantially #developed# as a unit under the regulations of the Zoning Resolution prior to December 15, 1961; and

(d) include considerable clustered #open space# and related #commercial# #uses# available to all residents of the District.

The Commission has found that existing site plans resulted in superior functional relationships of #buildings#, #open spaces#, pedestrian and vehicular circulation systems, including parking facilities, and other amenities all together creating an outstanding planned residential community.