



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

113-503 - Special bulk regulations

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LAST AMENDED

2/2/2011

For #single-# and #two-family# #detached# and #semi-detached residences#, and for #zoning lots# containing both #community facility# and #residential uses#, certain underlying district #bulk# regulations are set forth in Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), except as superseded by those set forth in Sections [113-51](#) through [113-55](#), inclusive. The regulations applicable to a #predominantly built-up area# shall not apply in the Subdistrict.

For #community facility buildings#, the #bulk# regulations of Article II, Chapter 3, are superseded by those set forth in Sections [113-51](#) (Maximum Permitted Floor Area Ratio), [113-542](#) (Minimum required front yards), [113-543](#) (Minimum required side yards), [113-544](#) (Minimum required rear yards) and [113-55](#) (Height and Setback Regulations). The provisions of Sections [24-01](#) (Applicability of this Chapter), [24-012](#) (Exceptions to the bulk regulations of this Chapter), paragraph (a), and [24-04](#) (Modification of Bulk Regulations in Certain Districts), pertaining to R4-1 Districts, shall not apply in the Subdistrict.