Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

106-11 - Special Provisions for As-of-Right Residences

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106-11 - Special Provisions for As-of-Right Residences

LAST AMENDED
6/6/2024

#Developments# or #enlargements# containing #residences# are allowed as-of-right, provided that:

(a) the #zoning lot# shares a common #side lot line# on at least one side with a #residential# or #community facility use#;

(b) the frontage along the #street line# of the #zoning lot# shall not exceed 60 feet, but in no event shall the total area of such #zoning lot# exceed 7,800 square feet;

(c) the #zoning lot# is not located within a continuous frontage of vacant #zoning lots# or #land with minor improvements# whose aggregate length exceeds 60 feet;

(d) the #zoning lot# is not located on Cropsey Avenue or on the east side of Stillwell Avenue; and

(e) on the same #zoning lot#, there are no #manufacturing uses# or #commercial uses# that would not be permitted as-of-right within C7 Districts.