Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-662 - Modification of required yards of building setbacks

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LAST AMENDED
11/2/2023

On application, the City Planning Commission may grant an authorization modifying the #building# setback requirements of Section 107-241 (Special provisions for arterials), provided that the Commission finds that:

(a) the area of that portion of the #zoning lot# which is designated as #designated open space# on the District Plan in Appendix A of this Chapter, is at least equal to the area of the required #building# setback #front yard# or #yards#, or portion thereof, which is waived;

(b) along any #front lot line# abutting an #arterial#, a front setback shall be provided having a depth to be determined by the Commission and which shall be improved in accordance with a landscape plan approved by the Commission; and

(c) #building# placement leaves adequate spaces for the provision of #street# trees.