



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **107-67 - Uses and Bulk Permitted in Certain Areas**

File generated by <https://zr.planning.nyc.gov> on 5/25/2026

---

## 107-67 - Uses and Bulk Permitted in Certain Areas

---

LAST AMENDED

11/15/2006

---

## 107-671 - In Area SH

---

LAST AMENDED

12/5/2024

The City Planning Commission may authorize #developments# that will result in more than 250 #dwelling units# of #affordable independent residences for seniors# in Area SH, as shown on the District Plan (Map 4 in Appendix A), provided such #developments# comply with the #use# and #bulk# regulations of R3-2 Districts, as modified by this Chapter. The provisions applicable to #qualifying residential sites# in Section [23-21](#) (Floor Area Regulations for R1 Through R5 Districts) shall not apply.

In order to grant such authorization, the Commission shall find that:

- (a) such #developments# are part of a superior site plan;
- (b) such #residences# are compatible with the character of the surrounding area; and
- (c) the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.