



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

66-30 - SPECIAL PROVISIONS FOR SECONDARY TRANSIT-ADJACENT SITES

File generated by <https://zr.planning.nyc.gov> on 5/24/2026

66-30 - SPECIAL PROVISIONS FOR SECONDARY TRANSIT-ADJACENT SITES

LAST AMENDED

10/7/2021

For all #secondary transit-adjacent sites#, the provisions of this Section are optional. On such sites, an optional #transit volume# may be provided in accordance with a determination by the #transit agency# and certification by the Chairperson of the City Planning Commission pursuant to Section [66-31](#) (Determination and Certification for Optional Transit Volumes). Where a #transit volume# is provided, special #use#, #bulk#, parking, and streetscape regulations are set forth in Sections [66-32](#) (Special Modifications for Secondary Transit-adjacent Sites).

66-31 - Determination and Certification for Optional Transit Volumes

LAST AMENDED

10/7/2021

For all #developments# and #enlargements# on #secondary transit-adjacent sites# and #conversions# on all #transit-adjacent sites# seeking to provide a #transit volume#, an initial determination by the #transit agency# shall be made in accordance with the provisions of paragraph (a) of Section [66-21](#) (Determination and Certification for Transit Volumes). Where a #transit volume# is needed based on the initial determination, the dimensions and location of such #transit volume# shall be established in accordance with paragraph (b) of Section [66-21](#), and certified by the Chairperson of the City Planning Commission pursuant to paragraph (c) of such Section.

66-32 - Special Modifications for Secondary Transit-adjacent Sites

LAST AMENDED

12/5/2024

Where a #transit volume# is provided pursuant to Section [66-31](#) (Determination and Certification for Optional Transit Volumes), special #use#, #bulk#, parking, and streetscape regulations may be applied as follows:

- (a) For all #developments# or #enlargements# on #secondary transit-adjacent sites#, the modifications set forth in Sections [66-22](#) through [66-25](#) shall apply as if such #development# or #enlargement# was on a #primary transit-adjacent site#.
- (b) For #conversions# on all #transit-adjacent sites#, the following modifications shall apply as if such #conversion# was on a #primary transit-adjacent site#:
 - (1) #Use# modifications pursuant to Section [66-221](#) (Temporary uses);
 - (2) #Bulk# modifications pursuant to Section [66-231](#) (Special floor area modifications), paragraph (a)(1) of Section [66-232](#) (Special open space, lot coverage and yard modifications), Section [66-233](#) (Special street wall modifications), and paragraph (a) of Section [66-234](#) (Special height and setback modifications);
 - (3) Waiver provisions for required parking pursuant to paragraph (c) of Section [66-24](#) (Special Regulations for Accessory Off-street Parking); and
 - (4) Streetscape modifications pursuant to Section [66-25](#) (Special Streetscape Regulations).

66-33 - Additional Modifications

LAST AMENDED

10/7/2021

Where a #transit volume# is provided pursuant to Section [66-31](#) (Determination and Certification for Optional Transit Volumes), the City Planning Commission may authorize or grant, by special permit, the modification of applicable regulations of this Resolution, other than #floor area ratio#, including the provisions set forth in this Section, pursuant to Section [66-52](#) (Additional Modifications).