



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

82-33 - Modification of bulk regulations by special permit

File generated by <https://zr.planning.nyc.gov> on 7/21/2025

82-33 - Modification of bulk regulations by special permit

LAST AMENDED

12/5/2024

The City Planning Commission may, by special permit, modify the height and setback regulations, #yard# regulations, regulations governing minimum distance between #buildings# on a single #zoning lot#, and regulations governing #courts# and minimum distance between #legally required windows# and walls or #lot lines#, provided the Commission finds that such modifications are necessary to:

- (a) facilitate good design;
- (b) allow design flexibility for any #development# to which the mandatory provisions of Section [82-10](#) (MANDATORY DISTRICT IMPROVEMENTS) are applicable; or
- (c) incorporate a #floor area# allowance pursuant to paragraph (b) of Section [82-31](#) (Floor Area Regulations) where inclusion of the proposed public amenity will significantly further the specific purposes for which the #Special Lincoln Square District# is established.