



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

25-028 - Applicability of regulations to certain community facility uses in lower density growth management areas

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LAST AMENDED
1/18/2011

- (a) In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# with the following #uses# shall be subject to the provisions of paragraph (b) of this Section:
- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section [22-14](#) (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; or
 - (2) child care services as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship or, for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility# #use# on the #zoning lot#.
- (b) All #zoning lots# that meet the conditions of paragraph (a) of this Section shall comply with the provisions of Section [25-624](#) (Special parking regulations for certain community facility uses in lower density growth management areas) in lieu of the following provisions:
- (1) the parking location provisions of Sections [25-622](#) (Location of parking spaces in lower density growth management areas) and [25-623](#) (Maneuverability standards);
 - (2) the driveway and curb cut provisions of Sections [25-632](#) (Driveway and curb cut regulations in lower density growth management areas) and [25-634](#) (Curb cut regulations for community facilities);
 - (3) the open space provisions of Section [25-64](#) (Restrictions on Use of Open Space for Parking); and
 - (4) the screening provisions of Section [25-66](#) (Screening).

In addition, where the #uses# listed in paragraphs (a)(1) and (a)(2) of this Section result from a change of #use#, the provisions of Section [25-31](#) (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections [25-31](#) and [25-624](#) may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.