



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

26-20 - SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS

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26-20 - SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS

LAST AMENDED

2/2/2011

To provide for the orderly development of #residences# that are distant from #streets#, site planning requirements are established in Sections [26-20](#) through [26-27](#), inclusive. The regulations of this Section are intended to:

- (a) optimize vehicular access within and among #zoning lots# containing #private roads#;
- (b) regulate the size of and distance between curb cuts to minimize undue conflict between pedestrian and vehicular movement;
- (c) provide for sidewalks to facilitate social interaction and enhance pedestrian safety; and
- (d) provide for tree planting along #private roads# in order to enhance the visual and environmental character of the neighborhood.

26-21 - Requirements for Private Roads

LAST AMENDED

2/2/2011

#Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops. The minimum width of a #private road# shall be 38 feet from curb to curb along its entire length or, where at least three #accessory# parking spaces are provided for every two #dwelling units# and no such spaces are located within the bed of a #private road#, the minimum width shall be 34 feet. The entrance to any #group parking facility# may be narrower than such minimum widths for a distance not to exceed 20 feet, and a #private road# may contain a landscaped median provided the paved width of such #private road# meets the minimum width required exclusive of such medians. The City Planning Commission may modify the required width of a #private road#, pursuant to Section [26-26](#) (Modification and Waiver Provisions).

26-22 - Requirements for Curbs and Curb Cuts

LAST AMENDED

2/6/2002

Curbs shall be provided along each side of the entire length of a #private road#.

A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#. Curb cuts providing access from #private roads# to parking spaces located outside the road bed of the #private road# shall not exceed a width of 18 feet, including splays.

A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts.

26-23 - Requirements for Planting Strips and Trees

LAST AMENDED

4/30/2008

A minimum three-foot wide planting strip shall be provided adjacent to and along the entire length of the required curb.

Within the required planting strip, one tree of at least three inches in caliper shall be planted for every 25 feet of length of such planting strip.

Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.

26-24 - Requirements for Sidewalks

LAST AMENDED

2/6/2002

A minimum four-foot wide paved sidewalk shall be provided adjacent to and along the entire length of the required planting strips. However, no sidewalk shall be required along that side of a #private road# that does not have a #building# wall facing it.

26-25 - Requirements for Open Areas Between Required Sidewalks and Buildings

LAST AMENDED

2/6/2002

An area open to the sky at least five feet in depth shall be provided between a required sidewalk and any #building#, except that any driveway or parking space located within such open area shall have a depth of at least 18 feet measured perpendicular to such sidewalk. Such open area shall be planted except for parking spaces and entryways to #buildings#. Where an open area at least 18 feet in depth is required, overhangs of #buildings# above the first #story# that project not more than three feet into the required open area are permitted, provided the lowest level of the overhang is at least seven feet above grade at the face of the #building#. Supports for such overhang are permitted, provided that the total area occupied by such supports does not exceed 15 percent of the area underneath the overhang.

26-26 - Modification and Waiver Provisions

LAST AMENDED

2/2/2011

- (a) The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections [26-20](#) through [26-27](#), inclusive, provided that:
- (1) such modifications or waivers will enhance the design quality of the #zoning lot#;
 - (2) any decrease in the required width of the paved road bed is in conjunction with a superior parking plan that would not be feasible with a wider road bed; and
 - (3) any decrease in the required width of the paved road bed will result in the preservation of existing natural features or a superior landscaping plan that would not be feasible with a wider road bed.

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet.

- (b) The City Planning Commission may, by authorization, allow modifications to, or waivers of, the requirements of Sections [26-20](#) through [26-27](#), inclusive, for #zoning lots# within the #Special South Richmond Development District#, that:
- (1) contain #designated open space# and a portion of the #waterfront esplanade#, where such #zoning lots#:

- (i) have been granted an authorization pursuant to Section [107-65](#) (Modifications of Existing Topography) within one year prior to February 6, 2002; or
 - (ii) are conditioned upon a restrictive declaration that has received a minor modification by the City Planning Commission; or
- (2) are located wholly or partially within Area M and have filed an application for an authorization pursuant to Section [107-69](#) (Residential Uses in Area M) within one year prior to February 6, 2002; or
 - (3) have been granted authorizations pursuant to Section [107-64](#) (Removal of Trees) and [107-65](#) and are located on a #zoning lot# where a change in the City Map has been approved within three years prior to February 6, 2002, and where certified copies of the alteration map for such change in the City Map have not yet been filed in accordance with Section 198, subsection (c), of the New York City Charter, as of February 6, 2002.

In order to authorize such modifications or waivers pursuant to this paragraph, (b), the Commission shall find that such #zoning lots# will be #developed# pursuant to a good site plan, and that adequate access to all #dwelling units#, adequate parking spaces located outside of the roadbed of the #private road#, adequate spacing of all curb cuts and adequate landscaping will be provided.

26-27 - Waiver of Bulk Regulations Within Unimproved Streets

LAST AMENDED

2/2/2011

In R3, R4 and R5 Districts, and in C1 and C2 Districts mapped within R3, R4 and R5 Districts, and in C3 Districts, the City Planning Commission may authorize the waiver of #bulk# regulations for:

- (a) #zoning lots# with #private roads# that access at least 20 #dwelling units# consisting in part of construction within #streets# that are unimproved and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law; and
- (b) #zoning lots# with #private roads# that access fewer than 20 #dwelling units# consisting in part of construction within #streets# that are unimproved and for which the Board of Standards and Appeals has granted a permit pursuant to Section 35 of the General City Law and where such #zoning lot# has received an authorization pursuant to paragraph (a) of Section [26-26](#);

The Commission may authorize the waiver of #bulk# regulations affected by such #streets# where #buildings# would be #non-complying# absent such waiver, provided the Board of Standards and Appeals has prescribed conditions pursuant to Section 35 of the General City Law which require the #buildings# or portions thereof to be located within the unimproved #streets# to be compliant and conforming to the provisions of this Resolution. Such waivers shall only be as necessary to address #non-compliance# resulting from the location of the #buildings# within and outside the unimproved #streets#.

The Commission shall find that the #private roads# are adequate to serve present and future transportation needs and that, through the grant of such waivers, the #development# complies to the maximum extent feasible with all applicable zoning regulations as if such unimproved #streets# were not mapped, and that the #private road# system results in a good site plan.