



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-01 - Applicability of This Chapter

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23-01 - Applicability of This Chapter

LAST AMENDED

3/22/2018

The #bulk# regulations of this Chapter apply to any #zoning lot# or portion of a #zoning lot# located in any #Residence District# which contains any #residential# #building or other structure#, or to the #residential# portion of a #building or other structure# used for both #residential# and #community facility# #uses#. The #bulk# regulations of Article II, Chapter 4, shall apply to any #zoning lot# or portion of a #zoning lot# containing a #community facility building# or to the #community facility# portion of a #building# used for both #residential# and #community facility# #uses#, except as set forth in Section [24-012](#) (Exceptions to the bulk regulations of this Chapter). In addition, the #bulk# regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying# #buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying to #large-scale residential developments# or #residential uses# in #large-scale community facility developments# are set forth in Article VII, Chapters 8 or 9, respectively.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-#residential# #floor area# to #residences# in #buildings# erected prior to December 15, 1961, or January 1, 1977, as applicable, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversions Within Existing Buildings), unless such #conversions# meet the requirements for #residential# #developments# of Article II (Residence District Regulations).

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

Special regulations applying in the #flood zone# are set forth in Article VI, Chapter 4.

23-011 - Quality Housing Program

LAST AMENDED

11/23/2021

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

- (a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building or other structure# shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). However, the provisions of Article II, Chapter 8, shall not apply to #buildings# #converted# pursuant to Article I, Chapter 5.

In R5D Districts, only certain requirements of Article II, Chapter 8, shall apply as set forth in Section [28-01](#) (Applicability of This Chapter).

R6 R7 R8 R9 R10

- (b) In the districts indicated without a letter suffix, the #bulk# regulations applicable to #Quality Housing buildings# may,

as an alternative, be applied to #zoning lots# where #buildings# are #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:

- (1) the existing #buildings# contain no #residences# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to #Quality Housing buildings#; or
- (2) the existing #buildings# contain #residences#, and:
 - (i) such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section [23-662](#) for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio# and #lot coverage# standards applicable to #Quality Housing buildings#; or
 - (ii) for #developments# or #enlargements# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors):
 - (a) the entire #zoning lot# will comply with the #floor area ratio# set forth in Sections [23-154](#) (Inclusionary Housing) or [23-155](#) (Affordable independent residences for seniors), as applicable;
 - (b) the entire #zoning lot# will comply with the #lot coverage# regulations for the applicable zoning district set forth in Section [23-153](#) (For Quality Housing buildings); and the #development# or #enlargement# :
 - (1) will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 1 of paragraph (b) of Section [23-664](#);
 - (2) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(3) of Section [23-664](#), will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section [23-664](#); or
 - (3) in R6, R7, R8 and R9-1 Districts, where the #zoning lot# meets the criteria set forth in paragraph (a)(4) of Section [23-664](#) and is located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section [23-664](#), will comply with the maximum base height and maximum #building# height of the applicable zoning district set forth in Table 2 of paragraph (c) of Section [23-664](#).

Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

All #Quality Housing buildings# shall also comply with additional provisions set forth in Article II, Chapter 8.

R6 R7 R8 R9 R10

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

(1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments), except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:

(i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

#Special 125th Street District#;

#Special Bay Street Corridor District#;

#Special Downtown Brooklyn District#;

#Special Downtown Far Rockaway District#;

#Special Downtown Jamaica District#;

#Special East Harlem Corridors District#;

#Special Flushing Waterfront District#;

#Special Gowanus Mixed Use District#;

#Special Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Inwood District#;

#Special Jerome Corridor District#;

#Special Limited Commercial District#;

#Special Long Island City Mixed Use District#;

#Special Lower Manhattan District#, as modified in Section [91-05](#);

#Special Ocean Parkway District#;

#Special St. George District#;

#Special Transit Land Use District#; or

#Special Tribeca Mixed Use District#.

R6 R7 R8 R9 R10

- (d) In the districts indicated, for #Quality Housing buildings# in which at least 50 percent of the #dwelling units# are #income-restricted housing units#, or at least 50 percent of the total #floor area# is a #long-term care facility# or philanthropic or non-profit institution with sleeping accommodation, the applicable #bulk# regulations of this Chapter may be modified for #zoning lots# with irregular site conditions or site planning constraints by special permit of the Board of Standards and Appeals, pursuant to Section [73-623](#) (Bulk modifications for certain Quality Housing buildings on irregular sites).

R6 R7 R8 R9 R10

- (e) In the districts indicated, where a Special Purpose District modifies the #bulk# regulations for #Quality Housing buildings# set forth in this Chapter, the additional provisions for #Quality Housing buildings# set forth in Article II, Chapter 8 shall continue to apply. In addition, where any Special Purpose District that requires elements of Article II, Chapter 8 to apply to non-#Quality Housing buildings#, all associated #floor area# exemptions shall apply.

23-012 - Lower density growth management areas

LAST AMENDED

3/22/2016

For areas designated as #lower density growth management areas# pursuant to Section [12-10](#) (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

Section [11-45](#) (Authorizations or Permits in Lower Density Growth Management Areas)

Section [12-10](#) (DEFINITIONS — Floor area; Lower density growth management area; Private road)

Section [22-14](#) (Use Group 4 — Ambulatory diagnostic or treatment health care facilities)

Section [23-12](#) (Permitted Obstructions in Open Space)

Section [23-14](#) (Open Space and Floor Area Regulations in R1 Through R5 Districts)

Section [23-32](#) (Minimum Lot Area or Lot Width for Residences)

- Section [23-33](#) (Special Provisions for Development of Existing Small Lots)
- Section [23-35](#) (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)
- Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents)
- Section [23-462](#) (Side yards for all other buildings containing residences)
- Section [23-532](#) (Required rear yard equivalents)
- Section [23-63](#) (Height and Setback Requirements in R1 Through R5 Districts)
- Section [23-711](#) (Standard minimum distance between buildings)
- Section [23-881](#) (Minimum distance between lot lines and building walls in lower density growth management areas)
- Section [24-012](#) (Exceptions to the bulk regulations of this Chapter)
- Section [24-04](#) (Modification of Bulk Regulations in Certain Districts)
- Section [25-028](#) (Applicability of regulations to certain community facility uses in lower density growth management areas)
- Section [25-22](#) (Requirements Where Individual Parking Facilities Are Provided)
- Section [25-23](#) (Requirements Where Group Parking Facilities Are Provided)
- Section [25-31](#) (General Provisions)
- Section [25-331](#) (Exceptions to application of waiver provisions)
- Section [25-62](#) (Size and Location of Spaces)
- Section [25-621](#) (Location of parking spaces in certain districts)
- Section [25-622](#) (Location of parking spaces in lower density growth management areas)
- Section [25-624](#) (Special parking regulations for certain community facility uses in lower density growth management areas)
- Section [25-631](#) (Location and width of curb cuts in certain districts)
- Section [25-632](#) (Driveway and curb cut regulations in lower density growth management areas)
- Section [25-64](#) (Restrictions on Use of Open Space for Parking)
- Section [25-66](#) (Screening)
- Section [26-00](#) (APPLICABILITY OF THIS CHAPTER)
- Section [26-30](#) (SPECIAL REQUIREMENTS FOR LOTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive
- Section [32-11](#) (Use Groups 1 and 2)
- Section [32-433](#) (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)

- Section [37-10](#) (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO LOTS WITH PRIVATE ROADS)
- Section [37-20](#) (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND), inclusive
- Section [54-313](#) (Single- or two-family residences with non-complying front yards or side yards)
- Section [105-702](#) (Applicability of lower density growth management area regulations)
- Section [107-412](#) (Special bulk regulations for certain community facility uses in lower growth management areas)
- Section [107-42](#) (Minimum Lot Area and Lot Width for Residences)
- Section [107-421](#) (Minimum lot area and lot width for zoning lots containing certain community facility uses)
- Section [107-464](#) (Side yards for permitted non-residential use)
- Section [107-62](#) (Yard, Court and Parking Regulations)
- Section [119-05](#) (Applicability of Parking Location Regulations)
- Section [119-214](#) (Tier II requirements for driveways and private roads)
- Section [128-051](#) (Applicability of Article I, Chapter 2)
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23-013 - Harassment

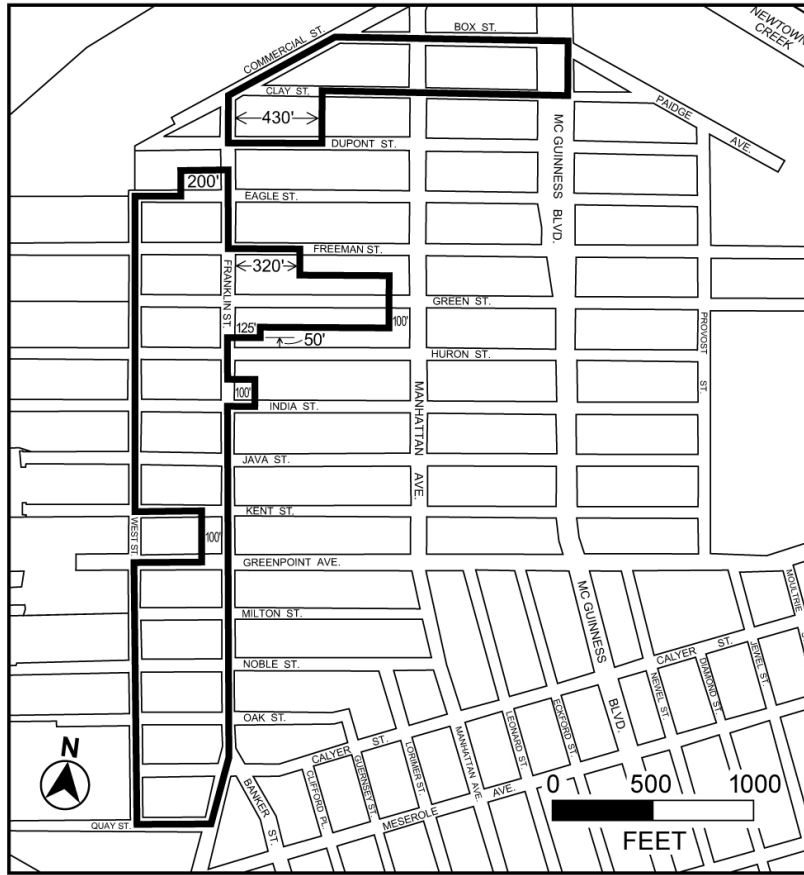
LAST AMENDED
3/1/2006

Within the Greenpoint-Williamsburg #anti-harassment areas# in Community District 1, Borough of Brooklyn, as shown in the diagrams in this Section, the provisions of paragraphs (a) through (d), inclusive, of Section [93-90](#) (Harassment) shall apply as modified in this Section.

For the purposes of this Section, the following definitions in Section [93-90](#), paragraph (a), shall be modified:

Anti-harassment area

“Anti-harassment area” shall mean the Greenpoint-Williamsburg #anti-harassment areas# as shown in the diagrams:



— *Anti-harassment area*

(23-013.1)



— Anti-harassment area

(23-013.2)

Greenpoint-Williamsburg Anti-Harassment Areas

Referral date

“Referral date” shall mean October 4, 2004.

In addition, Section [93-90](#), paragraph (d)(3), is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to the provisions of Sections [23-90](#) or [62-352](#) (Inclusionary Housing); or
- (ii) increase the maximum height of a #building# or the height above which the gross area per #residential# #story# of a #building# is limited pursuant to the provisions of Section [62-354](#) (Special height and setback regulations), paragraphs (b)(2) and (d); or
- (iii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.