



Zoning Resolution

THE CITY OF NEW
YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-012 - Lower density growth management areas

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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 Such regulations are superseded or supplemented as set forth in the following Sections: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)