22-42 - Detached and Semi-Detached Two-Family Residences

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In R3A, R3X or R4A Districts, a detached two-family residence shall be designed so that at least 75 percent of the floor area of one dwelling unit is located directly above or directly below the other, and in R3-1 or R4-1 Districts, each semi-detached two-family residence shall be designed so that at least 75 percent of the floor area of one dwelling unit is located directly above or directly below the other.

The City Planning Commission may, upon application, authorize the waiver of these requirements, provided that:

(a) the development is compatible with the scale and character of the surrounding area; and

(b) in R3A, R3X or R4A Districts, the design does not give the appearance of a semi-detached building; or

(c) in R3-1 or R4-1 Districts, the design does not give the appearance of an attached building; and each dwelling unit has a perimeter wall with windows facing a side yard.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.