Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

62-324 - Community facility and commercial uses in Residence Districts

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In #Residence Districts#, for any #community facility building# or #community facility# portion of a #building# on a #zoning lot#, the following regulations shall apply:

(a) The maximum #floor area ratio# shall be in accordance with the applicable district regulations, except that no #floor area# bonuses shall apply. In R7-3 and R9-1 Districts, the maximum #floor area ratio# shall be the maximum permitted for #residential buildings# pursuant to Section 62-322 (Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts). For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

(b) The maximum percent of #lot coverage# specified in Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) shall not apply. In lieu thereof, the following #lot coverage# regulations shall apply to #community facility buildings# or to that portion of a #building# used for a #community facility# #use#:

MAXIMUM LOT COVERAGE FOR COMMUNITY FACILITIES

<table>
<thead>
<tr>
<th>District</th>
<th>Maximum #Lot Coverage# (in percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1 R2 R3 R4 R5</td>
<td>60</td>
</tr>
<tr>
<td>R6B</td>
<td>65</td>
</tr>
<tr>
<td>R6 R6A R7B R7-1</td>
<td>70</td>
</tr>
<tr>
<td>R7-2 R7-3 R7A R7D R7X R8 R9A</td>
<td>75</td>
</tr>
<tr>
<td>R9 R9-1 R9X R10</td>
<td>80</td>
</tr>
</tbody>
</table>

Any portion of a #building# at any height up to but not exceeding 23 feet above the #base plane# may be excluded in determining the percent of #lot coverage# set forth in the table in this Section.

In #Special Mixed Use Districts#, #lot coverage# requirements shall not apply to #community facility# #uses#.

In #Residence Districts#, when permitted, #commercial buildings# or #buildings# used partly for #commercial# #use#, shall comply with the regulations for #residential buildings# as set forth in Sections 62-321 and 62-322.

The maximum #floor area ratio# permitted for a #community facility# #use# shall be in accordance with the applicable district
regulations, and the maximum floor area ratio permitted for a residential use shall be as set forth in this Section, provided the total of all such floor area ratios does not exceed the greatest floor area ratio permitted for any such use on the zoning lot.

Where different maximum percentages of lot coverage apply to residential and community facility uses, the higher lot coverage shall be applied to any level containing both such uses. Furthermore, the maximum percent of lot coverage for community facility uses located below the level of residential uses need not be lower than the maximum percent of lot coverage permitted for such residential uses.