Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

74-902 - Certain community facility uses in R1 and R2 Districts and certain Commercial Districts

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LAST AMENDED
2/2/2011

In R1 and R2 Districts, and in C1 and C2 Districts mapped within such Residence Districts for any development, extension or enlargement or change of use involving any community facility uses permitted as-of-right pursuant to the provisions of Sections 22-13 (Use Group 3) or 22-14 (Use Group 4), or long-term care facilities for which a special permit has been granted pursuant to Section 74-901, the City Planning Commission may permit the allowable community facility floor area ratio and lot coverage of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to all such uses, provided that the following findings are made:

(a) that the distribution of bulk on the zoning lot will not unduly obstruct the access of light and air in and to adjoining properties or public streets, and will result in satisfactory site planning and satisfactory urban design relationships of buildings to adjacent streets and the surrounding area;

(b) that the architectural and landscaping treatment and the height of the proposed building containing such uses blends harmoniously with the topography and the surrounding area;

(c) that the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and

(d) that the streets providing access to such use are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may request a report from appropriate governmental agencies with respect to community facility uses requesting a special permit under this Section.

To minimize traffic congestion in the area, the Commission may require where necessary off-street parking facilities and accessory off-street loading berths beyond the amount required by the district regulations.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.