



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **107-80 - LARGE-SCALE RESIDENTIAL DEVELOPMENT REGULATIONS**

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## **107-80 - LARGE-SCALE RESIDENTIAL DEVELOPMENT REGULATIONS**

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LAST AMENDED  
9/11/1975

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## **107-81 - Applicability of Large-scale Residential Development Regulations**

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LAST AMENDED  
9/11/1975

All regulations of Article VII, Chapter 8 (Special Regulations Applying to Large-scale Residential Development), are applicable in the Special District.

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## **107-82 - Applicability of Large-scale Residential Development Regulations to Parcels Containing Designated Open Space**

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LAST AMENDED  
9/11/1975

Any #development# used predominantly for #residential use# on a #zoning lot# which includes #designated open space# may be treated as a #large-scale residential development#, and special authorizations or special permits for such #development# may be granted in accordance with the provisions of Article VII, Chapter 8, as modified herein, regardless of whether such #development# will have the area, number of #buildings#, or number of #dwelling units# specified in the definition of #large-scale residential development# as set forth in Section [12-10](#) (DEFINITIONS), except as provided in Sections [107-821](#) to [107-823](#), inclusive.

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## **107-821 - Bonus provisions**

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LAST AMENDED  
9/11/1975

Bonuses which may be granted for #large-scale residential developments# under the provisions of Sections [78-32](#) (Bonus for Good Site Plan), [78-33](#) (Bonus for Common Open Space) or [78-35](#) (Special Bonus Provisions), may not be granted for #developments# which have less than the minimum area, number of #buildings# or number of #dwelling units# required by the definition of a #large-scale residential development#.

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## **107-822 - Lot area restriction**

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LAST AMENDED  
9/11/1975

Authorizations or special permits granted within the #Special South Richmond Development District# pursuant to this Resolution shall be consistent in all cases with the provisions of Section [107-224](#) (Qualification of designated open space as lot area for bulk computations).

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## **107-823 - Common open space**

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LAST AMENDED  
2/2/2011

Approval by the City Planning Commission of a development plan incorporating #designated open space# as common #open space# shall be conditioned upon the findings required in Section [78-52](#) (Common Open Space), except that the Commission may waive or modify any requirements of paragraph (g) of Section [78-52](#).

Notwithstanding any provision in Article VII, Chapter 8, or elsewhere in this Zoning Resolution, if the City of New York acquires title or a less than fee interest in any #designated open space# which serves as required #open space# for a #development# and the acquisition occurs while the #development# is under construction or after it is completed, it shall not affect the area's qualifications for satisfying #open space# requirements for #zoning lots# in the #development#.

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## **107-83 - Modification of Minimum Required Lot Area for Residences**

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LAST AMENDED  
9/11/1975

Modification of minimum required #lot area# for #residences# as set forth in Section [107-42](#) may be granted by the City Planning Commission, pursuant to Section [78-311](#), paragraph (c).

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## **107-84 - Joint Applications**

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LAST AMENDED  
9/11/1975

Notwithstanding the provisions of Section [78-06](#) (Ownership), a tract of land which includes #designated open space# and which is the subject of an application under the provisions of Section [107-81](#) (Applicability of Large-scale Residential Development Regulations), may include adjacent properties in more than one ownership, provided that the application is filed jointly by the owners of all the properties included. Any subdivision of the tract reflecting ownerships at the time of application or creating new ownerships before, during or after #development# shall be subject to the provisions of Section [78-51](#) (General Provisions).