



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 11/30/2022

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

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.

107-821 - Bonus provisions

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#.

107-822 - Lot area restriction

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).

107-823 - Common open space

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#.