

Appendix 8:
Proposed Modified Text Amendment

BRONX SPECIAL NATURAL AREA DISTRICT UPDATE

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10 or 143-01;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE I GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts Established

* * *

Special Purpose Districts

* * *

Establishment of the Special Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.

Establishment of the Special Natural Resources District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special Natural Resources District# is hereby established.

Establishment of the Special Ocean Parkway District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 3, the #Special Ocean Parkway District# is hereby established.

* * *

12-10 DEFINITIONS

* * *

Special Natural Area District

The "Special Natural Area District" is a Special Purpose District designated by the letters "NA" in which special regulations set forth in Article X, Chapter 5, apply. The #Special Natural Area District# includes any district whose designation begins with the letters "NA".

Special Natural Resources District

The "Special Natural Resources District" is a Special Purpose District designated by the letters "NR" in which special regulations set forth in Article XIV, Chapter 3, apply.

Special Ocean Parkway District

The "Special Ocean Parkway District" is a Special Purpose District designated by the letters "OP" in which special regulations set forth in Article XI, Chapter 3, apply.

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

* * *

23-00
APPLICABILITY AND GENERAL PURPOSES

* * *

23-03
Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the following shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting):

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, #street# trees shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraphs (b) and (c) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Long Island City Mixed Use District#;

#Special Natural Resources District#;

#Special Ocean Parkway District#;

* * *

23-04
Planting Strips in Residence Districts

R1 R2 R3 R4 R5

In the districts indicated, the following shall provide and maintain a planting strip in accordance with Section 26-42:

- (a) #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more. However, planting strips shall not be required for #enlargements# of #single-# or #two-family residences#, except as provided in paragraph (b) of this Section;
- (b) #enlargements# of #single-# or #two-family residences# by 20 percent or more within the following special purpose districts:

* * *

#Special Hillside Preservation District#;

#Special Natural Resources District#;

#Special Ocean Parkway District#;

* * *

Chapter 6 Special Urban Design Regulations

* * *

26-20 SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS

* * *

26-26 Modification and Waiver Provisions

* * *

No modification or waiver may be granted which would waive or decrease the width of the paved road bed to less than 34 feet, except as permitted in the #Special Natural Resources District# pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), inclusive.

* * *

ARTICLE X SPECIAL PURPOSE DISTRICTS

* * *

Chapter 5 Special Natural Area District

* * *

105-42

Authorizations to Alter Natural Features

For a #development#, #enlargement# or #site alteration# located within the #Special Natural Area District#, the City Planning Commission may authorize:

* * *

- (d) alteration of aquatic features, pursuant to Section 105-426 in NA-1, ~~NA-2~~ and NA-3 Districts.

The Commission may prescribe appropriate additional conditions and safeguards to protect the character of the #Special Natural Area District#.

105-94

Special Natural Area Districts Specified

* * *

~~105-942~~

~~Special Natural Area District-2: Riverdale, Spuyten Duyvil and Fieldston, The Bronx~~

~~The Riverdale Ridge of The Bronx is composed of part of Riverdale, Spuyten Duyvil and Fieldston. This ridge contains steep slopes, rock outcrops, ponds, brooks, swampy areas and mature trees.~~

~~The western foot of the ridge contains marshes, feeding areas for water fowl. The shore line of the Hudson River estuary contains the aquatic food web necessary to sustain marine life.~~

~~The marshes and most of the Hudson River shore line are included in Riverdale Park. Much of the Riverdale Ridge and Riverdale Park are in their natural state. The purpose of this #Special Natural Area District# is to preserve and protect the aforementioned #natural features# pursuant to the provisions of this Chapter.~~

~~105-943-105-942~~

~~Special Natural Area District-3:~~

Shore Acres Area of Staten Island

* * *

105-944-105-943

Special Fort Totten Natural Area District-4

* * *

ARTICLE XIV

SPECIAL PURPOSE DISTRICTS

* * *

Chapter 3

Special Natural Resources District

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143-00

GENERAL PURPOSES

The “Special Natural Resources District” (hereinafter also referred to as the “Special District”), established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes, to:

- (a) guide development in order to preserve, maintain and enhance aquatic, biologic, botanic, geologic and topographic features having ecological and conservation values and functions;
- (b) protect and enhance ecological communities existing within parklands through planting regulations and limits on the extent of paved areas and other unvegetated areas that are based on the proximity of properties to such natural areas;
- (c) preserve land having qualities of recreational or educational value to the public;
- (d) reduce hillside erosion, landslides and excessive storm water runoff associated with development by conserving vegetation and protecting natural terrain;
- (e) preserve natural features having unique aesthetic value to the public;
- (f) promote and preserve the character of the neighborhoods within the district;
- (g) provide clear standards balancing ecology and development for small properties;
- (h) ensure a basic standard of ecological protection for larger properties identified as containing significant natural features, while also ensuring a predictable development outcome; and
- (i) promote the most desirable use of land, guiding future development in accordance with a well-considered plan, and to conserve the value of land and buildings and thereby protect the City's tax revenues.

143-01

Definitions

Definitions specially applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS). Maps referenced in this Section (Definitions) are located in Appendix A and B of this Chapter.

Area adjacent to aquatic resources

An “area adjacent to aquatic resources” is an area of land within 100 feet of #designated aquatic resources#, except that land separated from a #designated aquatic resource# by a #street# which is open and in use by the general public, or is separated by a #private road#, shall be exempt from this definition. In addition, for a #designated aquatic resource# that is not regulated by the New York State Department of Environmental Conservation, only land within 100 feet of such #designated aquatic resource# that is within a #plan review site# that is one acre in size or greater shall be included in this definition.

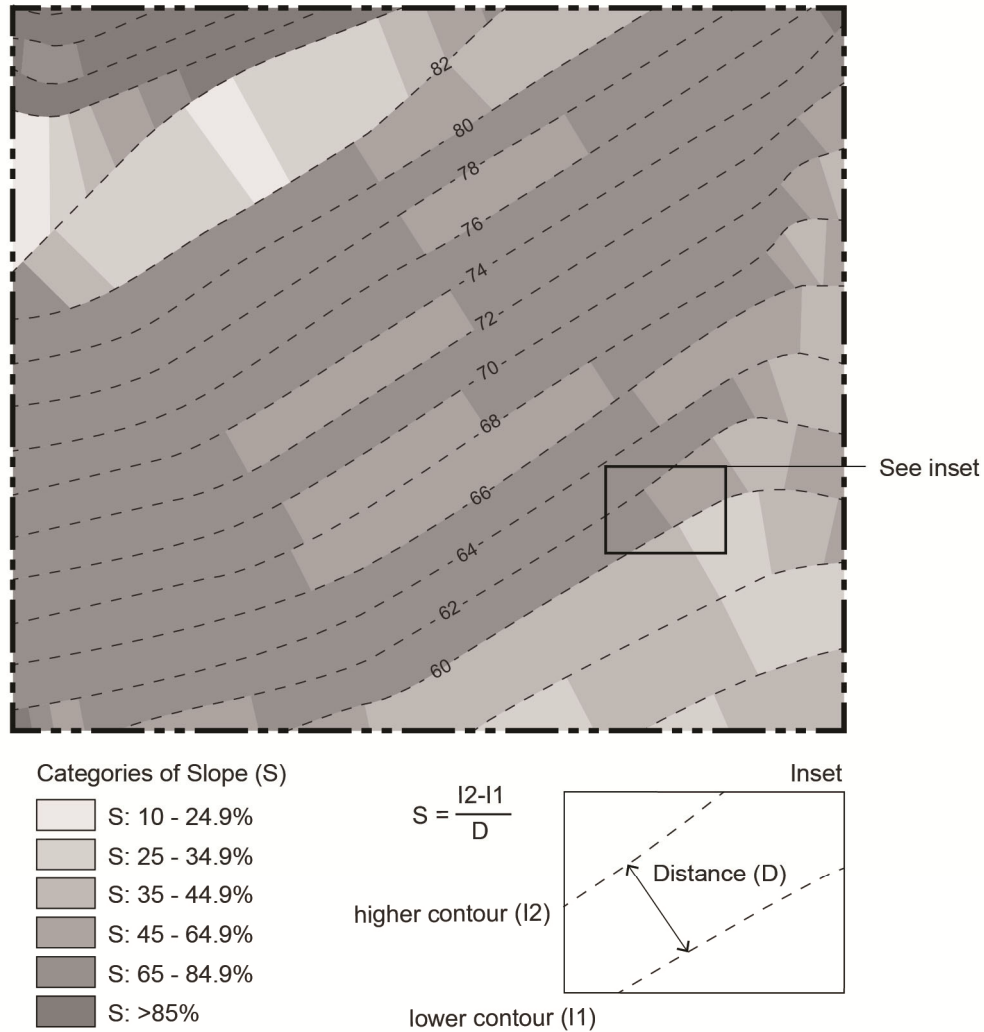
Area of existing slope

An “area of existing slope” is an area of land with a slope, as measured at the time of application, categorized as follows (S): 10 through 24.9 percent; 25 through 34.9 percent; 35 through 44.9 percent; 45 through 64.9 percent; 65 through 84.9 percent; and 85 percent or greater. Such slope category percentages shall be established in plan view based on contour intervals (I) of two feet or less by considering the distance (D) between two contour lines.

$$S = \frac{I^2 - I^1}{D}$$

Such slopes may be verified using contours on 2017 New York City LiDAR (Light Detection and Ranging) data or a survey conducted less than two years before the date of the application, or as or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable.

Slopes of less than 10 percent shall be excluded from an #area of existing slope#. #Areas of existing slope# are used for the purposes of determining the maximum #lot coverage# and #hard surface area# on certain #zoning lots# as set forth in Sections 143-21 (Maximum Lot Coverage) and 143-22 (Hard Surface Area) of this Chapter.



AREA OF EXISTING SLOPE

Area of no disturbance

An "area of no disturbance" is an area designated on the site plan that must be protected from any type of disturbance, including: #site alteration#, operation of construction equipment, storage of construction materials, excavation or regrading, tunneling for utilities, removal of trees, or construction of #hard surface areas#. #Areas of no disturbance# shall include:

- (a) #rock outcrops# except as provided in Section 143-123 (Rock outcrops and erratic boulders);

- (b) the #critical root zone# of each tree proposed for preservation, except as provided in Section 143-133 (Planting standards for tree credits);
- (c) all vegetation proposed to be preserved as #landscape elements# pursuant to Section 143-143 (Planting standards for landscape elements)
- (d) #designated aquatic resources# and #buffer areas# except as modified pursuant to Section 143-15 (Aquatic Resource Protections); and
- (e) for #plan review sites#, any area of trees, slopes, or other natural feature deemed significant and feasible to preserve by the City Planning Commission.

Biodiversity point

A “biodiversity point” is a value given to a #landscape element# for the purposes of determining compliance with minimum areas of vegetation required, as set forth in Section 143-14 (Biodiversity Requirement).

Buffer area

A “buffer area” is an area within 60 feet of a #designated aquatic resource# regulated by the New York State Department of Environmental Conservation. For #plan review sites# of one acre or more, a #buffer area# also includes areas within 30 feet of all other #designated aquatic resources#; such 30-foot #buffer area# shall only be applicable within such #plan review sites#.

Caliper (of a tree)

“Caliper” of a tree is the diameter of a tree trunk measured 4 feet, 6 inches from the ground. If a tree splits into multiple trunks below this height, the trunk is measured at its narrowest point beneath the split. For trees with a diameter of less than three inches measured 4 feet, 6 inches from the ground, the #caliper# shall be measured 12 inches from the ground.

Designated aquatic resources

A “designated aquatic resource” is a freshwater wetland regulated by the New York State Department of Environmental Conservation and, within #plan review sites# with an area of one acre or more, a #designated aquatic resource# also includes other freshwater wetland or water features including, but not limited to, streams, intermittent streams, vernal pools, ponds and lakes identified by the Department of City Planning as serving an ecological function.

The delineation of #designated aquatic resources# regulated by the New York State Department of Environmental Conservation shall be determined by such agency. All other #designated aquatic resources# shall be delineated by an #environmental professional# using the standards specified by the Department of City Planning and subject to review and approval by the Department.

Environmental professional

An “environmental professional” is an individual who has expert knowledge of the natural environment and is capable of performing a site assessment pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning. #Environmental professionals# shall be limited to:

American Society for Horticultural Science (A.S.H.S.) Certified Professional Horticulturist
Ecological Societies of America (E.S.A.) Certified Ecologist
New York Botanical Garden Certified Urban Naturalist
Registered Landscape Architect
Society for Ecological Restoration (S.E.R.) Certified Ecological Restoration Professional
Society of Wetland Scientists (S.W.S.) Professional Wetland Scientist
Wildlife Society Certified Wildlife Biologist

Erratic boulder

An #erratic boulder# is a solid mass of rock deposited during glacial retreat that is above natural grade, and measures more than six feet in any dimension.

Ground layer

The “ground layer” is the layer of vegetation closest to the ground, with a height of up to three feet, and is composed of non-woody herbaceous plants including, but not limited to, ferns, flowering plants and grasses.

Habitat area

A “habitat area” is an area that includes forests, wetlands, grasslands, shrublands or other natural cover that provides shelter, resources and opportunities for reproduction for wildlife. #Habitat area# includes #designated aquatic resources#. Zones of potential #habitat area# are shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning. For #plan review sites# that are over one acre in size and are located within such zones shown on the map, #habitat area# shall be identified pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

Habitat preservation area

A “habitat preservation area” is an area identified as #habitat area# to be preserved in perpetuity pursuant to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Hard surface area

“Hard surface areas” are areas that include, but are not limited to, driveways, #private roads#, walkways, patios, decks, swimming pools, retaining walls, any other paved surfaces, and any areas that, when viewed directly from above, would be covered by a #building# or any part of a #building#. #Hard surface areas# do not include #rock outcrops# or other such naturally occurring surfaces.

Invasive species

“Invasive species” or “invasive” plants are species that are listed in the New York State Invasive Plant list, at 6 NYCRR 575.3 and 575.4, or as amended. Species categorized as regulated or as prohibited by 6 NYCRR 575.3 and 575.4 may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

In addition, plants listed as Problematic Species in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013) shall be #invasive species#. Plants listed therein may not be planted or counted as preserved vegetation within the #Special Natural Resources District#.

Landscape element

A “landscape element” is an arrangement of #ground layer# or #shrub layer# vegetation intended to provide ecosystem services, including, but not limited to, wildlife habitat, food for wildlife, soil erosion protection, pollination, stormwater infiltration, or the facilitation of plant, water, nutrient or soil cycles. #Landscape elements# are described and assigned a #biodiversity point# value in Section 143-142 (Landscape elements).

Plan review site

A “plan review site” shall include any site existing on [date of certification], or on the date of application for a permit from the Department of Buildings, that:

- (a) contains one or more acres, where there is a proposed #development#, #enlargement#, #site alteration# or subdivision of such #zoning lot# into two or more #zoning lots#;
- (b) contains a subdivision that results in four or more #zoning lots#, which did not exist on [date of certification];
- (c) is located in a Resource Adjacent Area or an #area adjacent to aquatic resources# and is proposed to contain the following, which did not exist on [date of certification]:
 - (1) four or more #buildings#, not including #accessory buildings#; or
 - (2) eight or more #dwelling units#.
- (d) is in a Historic District or contains a Historic Landmark designated by the Landmarks Preservation Commission and, in either case, is proposed to contain a #development# or is proposed to be subdivided into two or more #zoning lots#; or
- (e) includes the proposed construction, widening or extension of a #private road#.

The area of a #plan review site# shall include all contiguous tracts of land under single fee ownership or control, including #abutting zoning lots# under the same ownership or control, and with respect to which each party having any interest therein is a party in interest, and such tract of land is declared to be treated as one #plan review site# for the purposes of this Chapter. However, such #abutting zoning lots# that are contiguous for less than 10 linear feet shall not be considered part of a single #plan review site#. In addition, at the option of an applicant, tracts of land which would be contiguous except for their separation by a #street# may be considered by the Commission to be part of a single #plan review site#.

Any #plan review site# for which an application is made, in accordance with the provisions of this Chapter, for an authorization, special permit or modification thereto shall be on a tract of land that at the time of application is under the control of the applicants as the owners or holders of a written option to purchase. No authorization, special permit or modification to such #plan review site# shall be granted unless the applicants acquired actual ownership (single fee ownership or alternate ownership arrangements according to the definition of #zoning lot# in Section 12-10 for all #zoning lots# comprising the #plan review site#) of, or executed a binding sales contract for, all of the property comprising such tract. However, a tract of land which is the subject of an application for an authorization or special permit under the provisions of this Chapter may include adjacent property, provided that the application is filed jointly by the owners, or holders of a written option to purchase, of all properties involved.

The provisions of Section 143-40, (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). inclusive, shall apply to any #plan review site#.

Qualifying lot

A “qualifying lot” is a #zoning lot# where the maximum permitted #lot coverage# has been limited to 20 percent or less, and where special provisions protecting natural features apply.

Rock outcrop

A “rock outcrop” is the portion of a bedrock formation that appears above natural grade and measures more than three feet in any horizontal dimension.

Root zone, critical

The “critical root zone” of a tree is the area containing the roots of a tree that must be considered and protected to ensure the tree’s survival. The area of the #critical root zone# is measured as one radial foot for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk. The #critical root zone# encompasses and extends beyond the #structural root zone#.

Root zone, structural

The “structural root zone” of a tree is the area around the base of the tree that must be fully protected from compaction or excavation to ensure its survival. The area of the #structural root zone# is measured as five radial inches for every #caliper# inch of the tree, with a required minimum of two radial feet, measured from the center of the tree trunk.

Shrub layer

The “shrub layer” is the layer of vegetation above the #ground layer# and below the tree canopy, and is composed of woody plants that typically have multiple stems at or near the base and have a mature height range from three feet to 15 feet.

Site alteration

A “site alteration” is an alteration of any tract of land, including an alteration in unimproved portions of privately owned mapped #streets#, that consists of newly constructed or relocated #hard surface area#, removal of trees with a #caliper# of six inches or more, modification of #designated aquatic resources#, modification of #rock outcrops#, relocation or modification of #erratic boulders# or change in the ground elevation of land that is greater than two feet of cut or fill.

The use of heavy machinery for excavation or similar purpose shall be considered a #site

alteration# except that soil borings or test pits shall not be considered a #site alteration# where #areas of no disturbance# are protected pursuant to the provisions of Section 143-11 (Controls During Construction).

Target species

A “target species” is a species listed under ‘trees’ in the New York City Native Species Planting Guide (as issued and revised by the Department of Parks and Recreation pursuant to Local Law 11 of 2013). Any trees not listed under such guide, and not #invasive species#, shall be considered non-#target# species.

Tree credit

A “tree credit” is a value given to a tree for the purposes of calculating its relative value pursuant to vegetation requirements. #Tree credits# are based on the #caliper# or age of a tree and whether or not the tree is a #target species#. #Tree credits# are described in Sections 143-13 (Tree Regulations) and 143-131 (Tree credits) of this Chapter.

Tree protection plan

A “tree protection plan” is a plan for preserved trees provided in accordance with Section 143-133 (Planting standards for tree credits). #Tree protection plans# shall be prepared by a registered landscape architect or a certified arborist (Registered Consulting Arborist, as certified by the American Society of Consulting Arborists (A.S.C.A.), or Certified Arborist/Certified Master Arborist as certified by the International Society of Arboriculture (I.S.A.), and shall include:

- (a) relevant portions of the proposed site plan and locations of #areas of no disturbance#;
- (b) methods for tree protection and preservation based on best management practices, including the prevention of damage due to compaction, grade and drainage pattern changes and tunneling for utilities;
- (c) where construction staging is proposed to be located within a #critical root zone#, or where heavy machinery is proposed to pass through a #critical root zone#; soil compaction is mitigated by the installation of root protection measures and pneumatic decompaction with appropriate soil amendments;
- (d) specification that all excavation within the #critical root zone# shall be done by hand or by pneumatic excavation, and shall be monitored on site by a certified arborist;
- (e) a drawing specifying the #structural root zone# of the preserved tree. No excavation or other disturbance shall be permitted within the #structural root zone#, except to permit

the planting of new #ground layer# vegetation in containers no larger than one-quarter gallon in size;

- (f) clearance pruning and root pruning as necessary, which shall be done only under the supervision of a certified arborist;
- (g) a schedule for site monitoring during construction;
- (h) a procedure to communicate protection measures to contractors and workers; and
- (i) post-construction treatment.

143-02

General Provisions

The provisions of this Chapter shall apply within the #Special Natural Resources District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

A #development#, #enlargement#, #site alteration# or subdivision of either a #zoning lot# or a #plan review site# shall require a certification from the Chairperson of the City Planning Commission or an authorization from the City Planning Commission, where required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

143-021

Zoning lots subject to different zoning requirements

Whenever a portion of a #zoning lot# is located partially within the #Special Natural Resources District# and partially outside of such Special District, it shall be regulated in its entirety by the provisions of this Chapter, except that any subdivision of such portion located outside of such Special District shall not be subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES).

Whenever a #zoning lot# is located in two Ecological Areas described in Section 143-04 (Ecological Areas), it shall be regulated by the provisions of this Section.

The provisions of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries) shall apply to #zoning lots# divided by zoning district boundaries between two

underlying zoning districts with different #use#, #bulk# or parking regulations. Where the provisions of this Section are in conflict with the provisions of Article VII, Chapter 7, the provisions of this Section shall control.

Except as otherwise provided in this Section or Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), each portion of a #zoning lot# or #plan review site# shall be regulated by the provisions applicable to the Ecological Area in which such portion is located.

The requirements of Section 143-14 (Biodiversity Requirement) shall apply as follows: #biodiversity point# requirements for the entire #zoning lot# shall be the weighted average achieved by multiplying the percentage of the #zoning lot# in which different requirements apply based on the #biodiversity points# required, and totaling the sum of such products. Such requirements may be satisfied by plants meeting the applicable provisions anywhere on the #zoning lot#.

#Floor area# may be distributed on a single #zoning lot# without regard to boundaries between Resource Adjacent Areas and Base Protection Areas.

#Lot coverage# shall be calculated separately for each portion of the #zoning lot#. However, an adjusted average shall be calculated pursuant to the provisions of Section 77-24 (Lot Coverage) for the purposes of determining the applicability of regulations relating to #qualifying lots#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided any portion of the #zoning lot# is within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

The regulations of Section 143-251 (Modified height and setback for the protection of natural features) shall apply only to those portions of a #zoning lot# located within Resource Adjacent Areas or within an #area adjacent to aquatic resources#, except if the #zoning lot# is a #qualifying lot#, in which case the entire #zoning lot# shall be subject to the regulations of Section 143-251.

The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall apply to all portions of a #zoning lot#, provided that 50 percent or more of the #lot area# is located within a Resource Adjacent Area or an #area adjacent to aquatic resources#.

143-022

Applications to the City Planning Commission prior to [date of adoption]

- (a) Applications for authorization or special permit referred, certified or granted prior to [date of adoption]
 - (1) Applications for authorization or special permit which were referred out or certified as complete prior to [date of adoption] may be continued pursuant to the terms of such authorization or special permit or as such terms may be

subsequently modified, and the City Planning Commission may grant or deny such application in accordance with the regulations in effect on the date that such application was certified or referred out for public review.

- (2) Applications for authorization or special permit granted by the Commission prior to [date of adoption] may be continued, in accordance with the terms thereof or as such terms may be subsequently modified, pursuant to the regulations in effect on the date that such authorization or special permit was granted.

Continuance of such application shall be subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

- (b) Applications for certification filed prior to [date of certification]

Any application for a certification of future subdivision, or certification that no authorization is required, which was filed by an applicant prior to [date of certification] may be continued pursuant to the terms of such certification, and the Commission may grant or deny such application in accordance with the regulations in effect at the time such application was filed.

143-023

Permits issued prior to [date of adoption]

For “other construction” as specified in Section 11-332 (Extension of period to complete construction), such construction having permits issued prior to [date of adoption] may be continued under regulations existing at the time of issuance of such permits, provided that such construction is completed prior to [three years from date of adoption].

143-03

District Plan and Maps

The regulations of this Chapter implement the #Special Natural Resources District# Plan.

The District Plan includes the following maps in the Appendices to this Chapter:

Appendix A. Special Natural Resources District

Appendix B. Resource Adjacent Areas

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter

apply.

143-04

Ecological Areas

In order to carry out the purposes and provisions of this Chapter, two Ecological Areas are established within the #Special Natural Resources District#. In these Ecological Areas, certain special regulations apply that do not apply in the rest of the #Special Natural Resources District#. The Ecological Areas consist of:

- (a) Resource Adjacent Areas are designated on those portions of land within 100 feet of and adjacent to #habitat areas# on public lands. Resource Adjacent Area boundaries are shown along the boundaries of public lands on the map in Appendix B of this Chapter. Resource Adjacent Areas shall be measured perpendicular to the Resource Adjacent Area boundaries shown on such maps.
- (b) Base Protection Areas are all other areas within the #Special Natural Resources District# that do not fall within Resource Adjacent Areas. Base Protection Areas do not include #areas adjacent to aquatic resources#.

143-05

Application Requirements

An application to the Department of Buildings for any #development# or #enlargement# shall include the materials set forth in paragraphs (a) or (b) of this Section, as applicable, in addition to any materials otherwise required by the Department of Buildings. An application to the Department of Buildings for any #site alteration# shall include the materials set forth in paragraph (c). An application to the Chairperson of the City Planning Commission for certification, or to the Commission for authorization or special permit, shall include the application materials set forth in paragraph (d) of this Section.

Surveys submitted to the Department of Buildings or the Commission shall be prepared by a licensed surveyor. Site plans shall be prepared by a registered architect or professional engineer. Drainage plans and soil reports shall be prepared by a professional engineer.

Landscape plans, including those that satisfy the requirements set forth in paragraph (a)(6) of this Section, may be prepared and submitted to the Department of Buildings by a registered architect or registered landscape architect. However, such plans submitted to the Commission shall be prepared by a registered landscape architect.

- (a) Applications for #developments#, #enlargements# that increase #lot coverage# by 400 square feet or more, or #enlargements# that result in an increase in #floor area# of 20 percent or greater that increase the #lot coverage# by any amount, shall include the following materials:

- (1) A site context map that shows the location of the #zoning lot#, zoning district boundaries, boundaries between Resource Adjacent Areas and Base Protection Areas, #designated aquatic resources#, and #areas adjacent to aquatic resources#, #buffer areas#, as applicable, within 100 feet of the #zoning lot#.
- (2) A survey, dated no more than two years from the date of application, or as otherwise determined by the Commissioner of Buildings or the Department of City Planning, as applicable, that establishes existing conditions related to topography at two-foot contours, the location of trees that are of six inch #caliper# or greater, #rock outcrops# and #erratic boulders#, #designated aquatic resources#, #buffer areas#, #buildings or other structures# and all other #hard surface areas#.
- (3) A compliance report that compares the survey described in paragraph (a)(2) of this Section with the most recent plans approved by the City Planning Commission or the Department of Buildings, as applicable.
- (4) Photographs, representing current conditions at the time of the application, showing the location and condition of trees proposed to be preserved and any #rock outcrops# or #erratic boulders# within or adjacent to the subject area within which construction or disturbance is proposed.
- (5) A set of architectural drawings, including:
 - (i) a site plan representing changes in topography at two-foot contours, when applicable, location of new #buildings or other structures# or #enlargements#, and modified locations of #hard surface areas#, with detailed zoning calculations as per Section 143-20 (SPECIAL BULK REGULATIONS); and
 - (ii) plans, elevations and section drawings detailing all new and modified #buildings or other structures# and #hard surface areas#;
- (6) A set of landscape drawings for the entire #zoning lot# or subject area with a key plan showing:
 - (i) the location and details of newly proposed or modified #hard surface areas#;
 - (ii) the location, #critical root zone#, #caliper# and species of all trees, newly planted or preserved, to be counted as #tree credits# with tree schedule pursuant to Section 143-13 (Tree Requirement), inclusive;
 - (iii) the location of all newly planted vegetation to be counted as part of a #landscape element# for #biodiversity points#, or otherwise required

pursuant to Section 143-14 (Biodiversity Requirement), inclusive;

(iv) the boundaries and square footage of all existing vegetation to be preserved and counted as part of a #landscape element# for #biodiversity points# or otherwise required pursuant to Section 143-14, inclusive;

(v) for sites with #areas of existing slope#, a grading plan, showing all existing and proposed contours at two-foot intervals, all categories of slope affected by areas of encroachment, pursuant to Section 143-21 (Lot Coverage), critical spot elevations, and at least one longitudinal and one latitudinal cross-section located within areas of modified topography at the greatest areas of topographical change, showing both the original and proposed final ground surfaces, with grades, slopes and elevations noted;

(vi) where applicable, #designated aquatic resources# and #buffer areas# pursuant to Section 143-15 (Aquatic resource protections);

(7) a drainage plan and soil report, as applicable, showing direction of water flow over land, and locations of stormwater collection or infiltration; and

(8) A set of construction plans detailing erosion controls, #area of no disturbance#, location of temporary fence, staging area, trenching for utilities and foundations, areas used by construction equipment and other provisions pursuant to Section 143-11 (Controls During Construction).

(b) Applications for #enlargements# that result in an increase of #lot coverage# of less than 400 square feet and that result in an increase in #floor area# of less than 20 percent shall include materials described in paragraphs (a)(1), (a)(5), (a)(6)(i) and (a)(6)(ii) of this Section. Applications for #enlargements# that do not result in an increase in #lot coverage# shall include materials described in paragraphs (a)(1) and (a)(5) of this Section.

(c) Applications for #site alterations# that modify the location or size of #hard surface area# totaling:

(1) an area 400 square feet or greater, or that remove more than 12 #tree credits#, shall include the materials set forth in paragraphs (a)(1), (a)(2), (a)(4) and (a)(6) of this Section, as applicable; or

(2) an area of less than 400 square feet shall include the materials set forth in paragraphs (a)(6)(i) and (a)(6)(ii) of this Section.

(d) In addition to materials required pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), all applications to the Commission:

(1) shall include the materials set forth in paragraph (a) of this Section;

- (2) shall include an area map and an aerial photograph illustrating the #plan review site# and any #habitat area# located on public lands that is partially or wholly within 600 feet of such #zoning lot#;
- (3) for any subdivision, #zoning lot# merger or other change to #lot lines#, the site plan shall include the proposed layout of individual #zoning lots# and all proposed improvements thereupon, except as specifically exempted for subdivisions resulting only in #single-# and #two-family residences#, in addition to all the other requirements of this Section;
- (4) may also be required by the Commission to include:
 - (i) a schedule for carrying out the proposed construction;
 - (ii) a maintenance plan for any common areas, including #private roads# and any #habitat preservation areas# to be commonly held; and
 - (iii) any other information necessary to evaluate the request.

The Chairperson of the City Planning Commission may modify one or more requirements set forth in paragraph (d) of this Section, when such modification is requested by the applicant in writing and when the Chairperson determines that the requirements are unnecessary for evaluation purposes.

The applicant's submission shall also include a statement admitting authorized Department of City Planning personnel to the site for the purposes of recording or verifying survey data.

Where a wetland permit from the New York State Department of Environmental Conservation is required for a #development#, #enlargement# or #site alteration#, a copy of an approved wetland delineation shall be submitted.

143-10

NATURAL RESOURCES

The provisions of this Section, inclusive, apply to all tracts of land, including #site alterations# in unimproved portions of privately owned mapped #streets#.

For #plan review sites# subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), the regulations relating to tree and biodiversity requirements set forth in Sections 143-13 and 143-14, inclusive, shall be modified in accordance with the provisions of Section 143-413 (Planting regulations for plan review sites).

No permanent certificate of occupancy or final sign-off, as applicable, shall be issued by the

Department of Buildings unless an inspection report is filed with the Department of Buildings, stating that the planting requirements of the following provisions, as applicable, have been satisfied based on a field inspection:

Section 143-13 (Tree Requirement)

Section 143-14 (Biodiversity Requirement)

For #zoning lots# with #developments# or #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that involve an increase in #lot coverage#, the certificate of occupancy shall specify that the #zoning lot# is subject to the provisions of Sections 143-13 and 143-14.

143-11

Natural Resource Protection Requirements

143-111

Controls during construction

[Note: provisions relocated from Sections 105-36 and modified]

The provisions of this Section shall apply to all tracts of land with proposed #development#, #enlargement# or #site alteration#, except that a #site alteration# consisting only of the removal of trees totaling 12 #tree credits# or fewer shall not be required to comply with the provisions of this Section.

The following requirements shall be met during construction and clearly identified on the construction plan as set forth in Section 143-05 (Application Requirements):

- (a) Equipment access roads, loading and unloading areas, concrete washout locations, fueling locations, utility trenching locations with soil stockpiling and staging areas;
- (b) The staging area shall be as close to the construction area as practical, or within the nearest #hard surface area# of sufficient size for such purpose;
- (c) Deep mulch blankets or other methods to avoid soil compaction shall be provided in all locations used for equipment access, staging or storage, except where such uses are located on # hard surface areas#;
- (d) Construction fences shall be erected so as to be located between all areas of construction activity and all #areas of no disturbance#;
- (e) Excavating for the purpose of producing fill shall be prohibited; and
- (f) Any exposed earth area, other than areas excavated for #buildings#, shall have straw, jute

matting or geotextiles placed on it and be seeded with annual rye grass within two days of exposure. All areas downhill of areas of disturbance shall have temporary structural measures for erosion and sediment controls in accordance with New York State Standards and Specifications for Erosion and Sediment Control.

A compliance report, verifying that the requirements of this Section have been met, shall be maintained on site and shall be available for review by the Department of Buildings. Such compliance report shall be based on a review of the property during each calendar week that heavy construction equipment is present on site.

143-112

Invasive species

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land in the #Special Natural Resources District# and in no case shall any existing #invasive species# be counted towards fulfillment of the requirements of Section 143-13 (Tree Regulations), inclusive, or be included as preserved vegetation within a #landscape element# or counted as #biodiversity points# pursuant to Section 143-14 (Biodiversity Requirement), inclusive.

143-12

Modifications of Certain Natural Features

143-121

Grading standards

[Note: provisions relocated from Sections 105-34 and modified]

The following grading requirements shall apply to all tracts of land with #areas of existing slope#:

- (a) cut slopes shall be no steeper than one horizontal to one vertical, and subsurface drainage shall be provided as necessary for stability;
- (b) fill slopes shall be no steeper than three horizontal to one vertical; and
- (c) tops and toes of cut slope or fill slopes shall be set back from #lot lines# and #buildings or other structures# for a horizontal distance of three feet plus one-fifth the height of the cut or fill but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.

143-122

Retaining wall standards

For the purposes of applying the provisions of this Section, retaining walls shall not include walls that are part of a #building#.

(a) Maximum height

Within 10 feet of a #street line#, individual retaining walls shall not exceed an average height of four feet, as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of six feet.

Beyond 10 feet of a #street line#, retaining walls shall not exceed an average height of six feet as measured from the level of the lower adjoining final grade, and no individual portion of such wall shall exceed a height of eight feet.

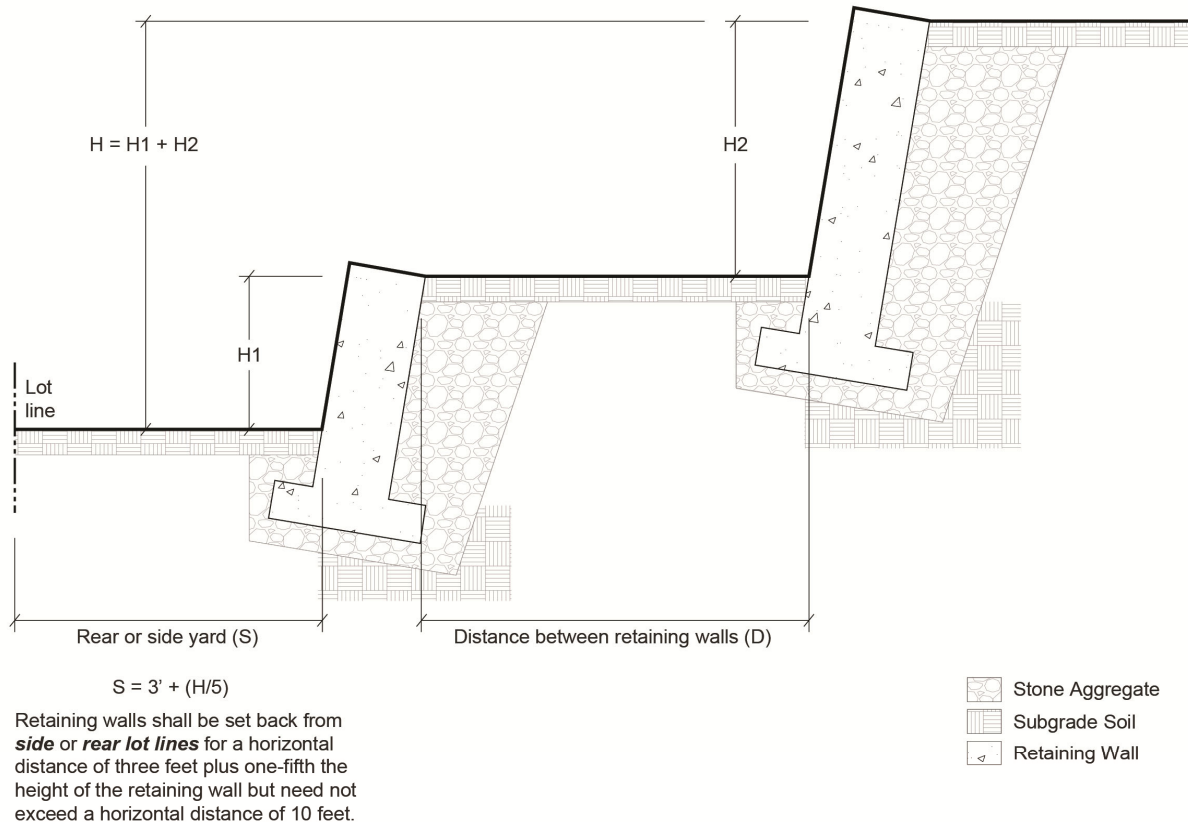
(b) Minimum distance between retaining walls

Where the aggregate height of any two adjacent retaining walls exceeds a height of three feet, as measured in elevation, a minimum average distance shall be provided between such retaining walls, in accordance with the following:

<u>Aggregate height of any two walls (in feet)</u>	<u>Minimum average distance between walls (in feet)</u>
<u>3-5</u>	<u>3</u>
<u>5-10</u>	<u>5</u>
<u>10 or more</u>	<u>10</u>

(c) Minimum distance between retaining walls and #side# or #rear lot lines#

Retaining walls shall be set back from #side# or #rear lot lines# for a horizontal distance of three feet plus one-fifth the height of the retaining wall but need not exceed a horizontal distance of 10 feet. However, #lot lines# created by the subdivision of a #zoning lot# after [date of adoption] shall be exempt from this requirement.



RETAINING WALL STANDARDS

(d) Planting requirements

Where the aggregate height of any two retaining walls exceeds a height of 10 feet, as measured in elevation, and such retaining walls are located within 10 feet of each other, planting shall be provided between such walls consisting of at least 75 percent of the linear footage of such retaining walls, through any combination of perennials, annuals, decorative grasses or shrubs. The height of planted material shall be at least three feet at the time of planting.

143-123

Rock outcrops and erratic boulders

The provisions of this Section shall apply in all #Residence Districts#. To the greatest extent possible, #rock outcrops# and #erratic boulders# shall be maintained in their existing state and location, and shall be disturbed only as set forth in this Section.

Disturbance of more than 400 square feet of #rock outcrop# area, measured both in plan and in elevation, shall not be permitted within a single #zoning lot#, except that an application may be

made to the City Planning Commission for an authorization to permit disturbance in excess of 400 square feet. Such application shall be subject to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites).

- (a) No #rock outcrop# shall be removed or disturbed in any way within a #front yard#, except as set forth in paragraph (c).
- (b) Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within 50 feet of the #front lot line# in R1 Districts, or within 30 feet of the #front lot line# in all other Residence Districts, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation.
- (c) Nothing in paragraphs (a) or (b) shall preclude the construction of a single driveway no more than 10 feet in width and a single walkway or staircase no more than five feet in width in the area between the #street wall# and its extensions and the #street line#. For driveways providing access to more than one dwelling unit, the maximum width shall be 20 feet, or where the driveways are separated by a distance of 60 feet, two driveways with a maximum width of 10 feet each.
- (d) No #rock outcrop# shall be removed or disturbed in any way within a #rear yard#, except as set forth in this paragraph (d). Where #rock outcrops#, in the aggregate, occupy 10 square feet or more of #lot area# within a #rear yard#, no more than 50 percent of such aggregate area of #rock outcrops# existing on [date of adoption] shall be removed or disturbed in any way, measured both in plan and in elevation. Elevation view shall be based on the view of the #rear yard# from the #rear yard line#.
- (e) No #erratic boulder# shall be removed or destroyed in any way, except that they may be relocated from their existing location to anywhere within 50 feet of the #front lot line# in an R1 District or within 30 feet of the #front lot line# in all other Districts.

143-13

Tree Regulations

All #developments# and #enlargements# that involve an increase in #lot coverage#, and #site alterations# shall comply with the tree requirements set forth in this Section, inclusive.

Trees with #tree credits# or trees that are of six inch #caliper# or greater may only be removed in compliance with the provisions of this Section, inclusive. However, for the removal of unsafe trees determined by the Department of Buildings or the Department of Parks and Recreation to constitute a hazardous condition, and for trees that are destroyed by natural causes, compliance with the provisions of this Section and Section 143-14 (Biodiversity Requirement), as applicable, shall be required only after one year has passed since such event.

Trees required under previous Special District regulations shall be maintained in good health except as provided in this Section, inclusive.

Trees that are required pursuant to other Sections of this Resolution and that meet the standards of this Section, inclusive, may be used towards fulfillment of the requirements of Section 143-131, except that street trees required pursuant to Section 23-03 (Street Tree Planting in Residence Districts) shall not be counted towards the fulfillment of such requirements.

143-131

Tree credits

In order to satisfy the tree requirements set forth in Section 143-132 (Determining tree requirements), trees shall be assigned #tree credits# in accordance with this Section. Such trees shall be newly planted or preserved in accordance with the provisions set forth in Section 143-133 (Planting standards for tree credits).

INDIVIDUAL TREE CREDIT VALUES

<u>Individual Tree Designation</u>	<u>Description</u>	<u>#Tree Credits#: #Target species#</u>	<u>#Tree Credits#: Non-#target species#</u>
<u>Old tree</u>	<u>A preserved tree of 50 inch #caliper# or greater, or at least 144 years of age*</u>	<u>36</u>	<u>18</u>
<u>Mature tree</u>	<u>A preserved tree of 34 inch #caliper# or greater, or at least 98 years of age*</u>	<u>18</u>	<u>12</u>
<u>Large tree</u>	<u>A preserved tree of 22 inch #caliper# or greater, or at least 62 years of age*</u>	<u>6</u>	<u>4</u>
<u>Medium tree</u>	<u>A preserved tree of 14 inch #caliper# or greater, or at least 38 years of age*</u>	<u>4</u>	<u>3</u>
<u>Standard tree</u>	<u>A preserved tree of six inch #caliper# or greater, or at least 24 years of age*</u>	<u>3</u>	<u>2</u>
<u>Young tree</u>	<u>A newly planted tree of two inch #caliper# or greater</u>	<u>2</u>	<u>1</u>
<u>Sapling</u>	<u>A newly planted tree of between one and two inch #caliper#</u>	<u>1</u>	<u>n/a</u>

* In cases where #tree credits# are determined by the age of a tree, such determination shall be made by a professional arborist. Age may be determined by a core sample, and may be extrapolated to other trees of the same species and similar size on the same #zoning lot#.

Where there is a cluster of four or more trees, of which at least one tree is within 15 feet of three other trees measured on center, and such cluster consists of preserved trees that are six inch #caliper# or greater, or newly planted trees that are one inch #caliper# or greater, for each tree comprising the tree cluster, #tree credits# shall be 1.5 times the #tree credit# value of each preserved #target# tree or 1.25 times the #tree credit# value of each preserved non-#target# tree or newly planted tree.

For the purposes of applying the provisions of this Section, trees classified as “newly planted” may retain such classification provided they appear on an approved site plan after [date of adoption] filed with the Department of Buildings, remain in good health and continue to comply with the standards set forth in Section 143-133 (Planting standards for tree credits), until such trees meet the requirements to be classified as a standard tree.

143-132 **Determining tree requirements**

In order to satisfy the tree requirements set forth in this Section, trees shall be assigned #tree credits# in accordance with Section 143-131 (Tree credits).

(a) #Zoning lots# containing #residential uses# in #Residence Districts#

#Tree credits# shall be determined as follows for #zoning lots# in #Residence Districts# that contain #residential use#:

- (1) the minimum number of #tree credits# on a #zoning lot# shall be three #tree credits# per 750 square feet of #lot area# in R1 and R2 Districts, or two #tree credits# per 750 square feet of #lot area# in R4 and R6 Districts;
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one tree per 1,000 square feet of #lot area#; and
- (3) for #zoning lots# with a #lot width# greater than 40 feet, the total number of #tree credits# located in the area between all #street walls# of a #building# and their prolongations and the #street line# shall be greater than or equal to the #lot width# divided by 10 and rounded to the nearest whole number, except that such #tree credits# need not exceed 16.

(b) All other #zoning lots#

For #zoning lots# in #Residence Districts# without #residential uses#, the minimum number of #tree credits# on a #zoning lot# shall be:

- (1) 1.5 per 750 square feet of #lot area#; and
- (2) the minimum number of trees that are one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(c) Trees within unimproved portions of mapped #streets#

For the purposes of this Section, trees located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-13 (Tree Regulations), where:

- (1) the unimproved portion of the privately owned mapped #street# is not required for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for a #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

Where #tree credits# or numbers of trees required for a #zoning lot# result in a fraction, the requirements of Section 143-13 (Tree Regulations), inclusive, shall be satisfied by providing a

whole number of #tree credits# or trees in excess of such fractional amount.

143-133

Planting standards for tree credits

#Tree credits# shall only be assigned to trees planted or preserved in accordance with the provisions set forth in this Section. #Invasive species# are prohibited from being planted on a #zoning lot# or tract of land and in no case shall they be counted towards fulfillment of the requirements of Section 143-132 (Determining tree requirements).

(a) Newly planted trees

Newly planted trees shall be eligible for #tree credits# provided that each tree shall be no smaller than the applicable #caliper# specified in the table in Section 143-131 (Tree credits), and shall be planted no closer to nearby trees than:

- (1) five feet between saplings; or
- (2) 7 feet, 6 inches between young trees, saplings and preserved trees.

Such distances shall be measured on center. If two trees of different size designations are planted next to each other, the greater distance shall control.

In addition, newly planted trees shall have no #hard surface area# within their #critical root zone#.

(b) Preserved trees

#Tree credits# shall only be assigned to preserved trees, provided no area shall be disturbed within their #structural root zones#, and provided no more than 10 percent of the #critical root zone# is disturbed by any combination of the following:

- (1) proposed #hard surface area#; or
- (2) modifications to topography, including any excavation or fill, except for newly planted vegetation within a container that is sized one quarter-gallon or smaller.

However, preserved trees with more than 10 percent and no more than 30 percent of their #critical root zones# disturbed by proposed #hard surface area#, topographic modification, construction staging, use of heavy machinery or newly planted vegetation within a container that is more than one quarter-gallon, as set forth in this paragraph may be counted towards the assigned #tree credit# value set forth in Section 143-131 (Tree credits) only if such trees have a #tree protection plan#.

For the purposes of this paragraph (b), a deck or porch that is elevated above natural grade shall not be considered as disturbance within a #critical root zone# or #structural root zone#, except for the area of excavation required for the structural support of such #hard surface area#.

Removal of #hard surface area# from the #critical root zone# of a tree, when conducted pursuant to a #tree protection plan# shall not be considered disturbance.

For the purposes of assigning #tree credits#, preserved trees that are less than six inches in #caliper# may be treated as a newly planted “young tree” or “sapling,” as applicable, for #zoning lots# where the total #tree credit# of all trees existing prior to any proposed #development#, #enlargement# or #site alteration# is less than the amount required pursuant to Section 143-132 (Determining tree requirements). A survey of existing site conditions showing the location of all existing trees that are six inches in #caliper# or greater shall be provided.

143-134

Tree preservation requirement

In all #Residence Districts#, removal of live trees that are six inch #caliper# or greater, where the trunks of such trees are located within 15 feet of a #rear lot line#, shall be permitted only under the following circumstances:

- (a) where such trees are located in areas to be occupied by #buildings#, or within a distance of eight feet of an existing or proposed #building#, provided that it is not possible to avoid such removal by adjustments in the location of such #buildings#;
- (b) for #zoning lots# no greater than 3,800 square feet of #lot area#, where such trees are located in areas to be occupied by swimming pools, or within a distance of eight feet of an existing or proposed swimming pool, provided that it is not possible to avoid such removal by adjustments in the location of such swimming pools;
- (c) where such trees are located in an area to be occupied by a driveway or area required for #accessory# parking, provided that it is not possible to avoid such removal by adjustments in the location of such driveway or parking area;
- (d) where a total of over 30 percent of the #critical root zone# of such trees would be impacted by proposed disturbances, provided that it is not possible to avoid such impacts by adjustments in the location of proposed #buildings#, swimming pools, driveways, #private roads# or parking areas;
- (e) where a defect exists in such tree with a rating of “Moderate,” “High,” or “Extreme,” as described in the Best Management Practices for Tree Risk Assessment published by the International Society of Arboriculture (ISA) and as determined by a professional arborist possessing a current Tree Risk Assessment qualification issued by the ISA; and where it

is not possible or practical to mitigate such defect by any means other than removal of the tree; or

- (f) where any portion of a #rear lot line# of a #zoning lot# is located within 70 feet of the #front lot line# of such #zoning lot#.

Notwithstanding the removal of any trees permitted pursuant to paragraphs (a) through (f) of this Section, such #zoning lot# shall comply with all other requirements of Section 143-13 (Tree Regulations), inclusive.

143-14

Biodiversity Requirement

The biodiversity planting requirements of this Section shall apply within the #Special Natural Resources District#.

(a) Applicability of biodiversity requirement to #developments#, #enlargements# and certain #site alterations#

The planting requirements set forth in this Section, inclusive, shall apply on #zoning lots# or other tracts of land, to:

- (1) #developments#;
- (2) #enlargements# that in the aggregate involve an increase in #floor area# of 20 percent or greater and that result in an increase in #lot coverage#;
- (3) the removal of more than 12 #tree credits#;
- (4) newly constructed or relocated #hard surface area# with an area of 400 square feet or more; or
- (5) for #zoning lots# previously subject to paragraphs (a)(1), (a)(2), (a)(3) or (a)(4) of this Section, the establishment of a new category of #landscape element# where such newly planted vegetation counts toward #biodiversity points# previously satisfied by another type of #landscape element#.

The minimum biodiversity requirement on a #zoning lot# shall be as set forth in Section 143-141 (Determining biodiversity requirements). Required vegetation shall be grouped within #landscape elements# and assigned #biodiversity points# in accordance with Section 143-142 (Landscape elements). Vegetation within #landscape elements# shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements). #Buffer areas# shall be planted pursuant to the provisions set forth in Section 143-144 (Planting requirements for buffer area

adjacent to designated aquatic resources).

For #zoning lots# that have planted or preserved #landscape elements# pursuant to the provisions of this Section, inclusive, such vegetation may be subsequently altered, provided that the required area of vegetation is not reduced below the area required for such #landscape element#.

However, where Section 37-90 (PARKING LOTS) applies, and the open parking area covers at least 40 percent of the #zoning lot# or #plan review site#, as applicable, the provisions of Sections 143-141, 143-142 and 143-143 shall be deemed satisfied by the provision of landscaping pursuant to Section 37-90.

(b) Requirements for maintaining vegetation on all other lots

For #zoning lots# with #buildings# constructed prior to [date of adoption] that are not subject to the biodiversity requirements of paragraph (a) of this Section, the provisions of Sections 143-141 (Determining biodiversity requirements), 143-142 (Landscape elements) and 143-143 (Planting standards for landscape elements) shall not apply. However, such #zoning lots# shall not be altered in any way that will create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of paragraph (b) of this Section, as follows.

Existing square footage of vegetation that is not lawn or trees shall not be reduced to less than:

- (1) 15 percent of the #lot area# in Resource Adjacent Areas and in #areas adjacent to aquatic resources#; or
- (2) five percent of the #lot area# in Base Protection Areas.

143-141
Determining biodiversity requirements

In order to satisfy the biodiversity requirements set forth in Section 143-14 (Biodiversity Requirements), inclusive, vegetation shall be assigned #biodiversity points#. All #zoning lots# shall have #biodiversity points# greater than or equal to the point requirement set forth in of this Section, as applicable:

- (a) six #biodiversity points# in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (b) four #biodiversity points# for #zoning lots# that contain #residential uses# in R1 or R2 Districts in Base Protection Areas;

- (d) two #biodiversity points# for #zoning lots# that do not contain #residential uses# in R1 or R2 Districts in Base Protection Areas; and
- (e) two #biodiversity points# in Base Protection Areas containing R4 or R6 Districts.

In the event of a conflict between the provisions of one paragraph of this Section and another paragraph, the more restrictive shall control.

143-142

Landscape elements

In order to satisfy the #biodiversity point# requirements set forth in Section 143-141 (Determining biodiversity requirements), vegetation shall be categorized into one of the #landscape elements# set forth in the table in this Section. All vegetation shall be planted or preserved in accordance with the provisions set forth in Section 143-143 (Planting standards for landscape elements).

BIODIVERSITY POINT VALUE PER REQUIRED AREA

<u>#Landscape element#</u>	<u>#Biodiversity points#</u>	<u>Design requirements</u>
Basic Garden	<u>1</u>	<u>2.5 percent of #lot area#</u>
Wildlife Garden	<u>1</u>	<u>2 percent of #lot area#</u>
Green Roof—Intensive	<u>1</u>	<u>12.5 percent of the #lot coverage#</u>
Green Roof—Extensive	<u>1</u>	<u>15 percent of the #lot coverage#</u>

The total area of a #landscape element# shall not be less than as set forth in the Table in this Section for each such #landscape element#. In addition, the following design requirements shall apply:

(a) Basic gardens, wildlife gardens and green roofs

The minimum horizontal dimension of each basic garden, wildlife garden or green roof shall be eight feet, except that, for #zoning lots# with a #lot area# less than 3,800 square feet, each wildlife garden or green roof shall have a minimum horizontal dimension of four feet.

(b) Wildlife garden buffers

For #developments# on #zoning lots# located in a Resource Adjacent Area, wildlife gardens shall be located within buffers as specified in this paragraph (b), and special planting standards shall apply to such gardens pursuant to Section 143-143 (Planting standards for landscape elements). To fulfill #biodiversity point# requirements, wildlife garden buffers shall be located along #side# and #rear lot lines#, or portions thereof,

adjacent to a Resource Adjacent Area boundary line, as shown on the map in Appendix B of this Chapter. For wildlife garden buffers along #side lot lines#, or portions thereof, the minimum width shall be eight feet. For wildlife garden buffers along #rear lot lines#, or portions thereof, the minimum depth shall be 10 feet. The width or depth of wildlife garden buffers shall be measured perpendicular to such #side# or #rear lot lines#, respectively.

However, where #buildings# or other #hard surface area# lawfully existing as of [date of adoption] are located so as to be in conflict with the requirements of this paragraph (a), such areas that are in conflict may be exempt from such requirements.

(c) #Landscape elements# within unimproved portions of mapped #streets#

For the purposes of this Section, #landscape elements# located within the unimproved portion of a privately owned #street# shown on the City Map may contribute towards the satisfaction of the requirements of Section 143-14 (Biodiversity Requirement), where:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter from the New York City Department of Transportation dated no earlier than thirty days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-143

Planting standards for landscape elements

Vegetation planted or preserved within #landscape elements# shall be in good health and shall comply with the provisions set forth in this Section. Trees shall not count toward the vegetation coverage requirements of #landscape elements#; coverage requirements shall only be satisfied through #ground# and #shrub layer# plantings. Vegetation required pursuant to other Sections of this Resolution that meet the standards of this Section may be used towards fulfillment of the requirements of Section 143-141 (Determining biodiversity requirements).

#Invasive species# are prohibited from being planted on a #zoning lot# or other tract of land and in no case shall existing #invasive species# be included as preserved vegetation within a #landscape element# or counted as #biodiversity points#.

(a) Basic gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#.

Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied.

(b) Wildlife gardens

The minimum required coverage of vegetation for both the #ground# and #shrub layers# shall each be at least 15 percent of the total square footage of each #landscape element#. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#.

(c) Wildlife garden buffers

In Resource Adjacent Areas, the #shrub layer# shall occupy at least 20 percent of the wildlife garden buffer and the #ground layer# shall occupy at least 40 percent of such buffer. Where the #ground layer# overlaps with the #shrub layer#, the coverage requirements of only one layer type shall be satisfied. A minimum of four different species shall be provided for each #shrub layer# and #ground layer#. Such wildlife garden buffer area shall also have three #tree credits# per 750 square feet of area within such wildlife garden buffer area.

Trees required within wildlife garden buffers shall be planted or preserved in accordance with Section 143-133 (Planting standards for tree credits). Such trees shall contribute toward satisfying the requirements of Section 143-13 (Tree Regulations).

(d) Green roofs

The minimum depth of planting medium for “intensive green roofs” shall be eight inches, and the minimum depth of planting medium for “extensive green roofs” shall be three inches. A minimum of six different species shall be provided for “intensive green roofs” and a minimum of four different species shall be provided for “extensive green roofs.”

Illustrative Example

The following example, while not part of the Zoning Resolution, is included to demonstrate how biodiversity planting requirements are calculated.

Example of calculations for a “basic garden” on a 5,000 square-foot lot

Basic gardens are assigned one #biodiversity point# for each 2.5 percent of the #lot area# they occupy, as set forth in the table in Section 143-142 (Landscape elements). For a #zoning lot# with a #lot area# of 5,000 square feet, a basic garden of 500 square feet, or 10 percent, would achieve the required four #biodiversity points#. In this example, because of design considerations, two areas are established for basic gardens: one along a side lot line, eight feet wide by 20 feet deep (providing 1.28 #biodiversity

points#), and another across the front of the lot, 40 feet wide by 8 feet 6 inches deep (providing 2.72 #biodiversity points#).

Paragraph (b) of Section 143-143 (Planting standards for landscape elements) specifies that both the #ground layer# and #shrub layer# each need to be at least 15 percent of the square footage of each #landscape element#. That means that both the #ground layer# and #shrub layer# each need to have a coverage of at least 24 square feet in the side garden, and at least 51 square feet in the front garden. Additional vegetation required for the remaining 70 percent coverage may be either in the #ground layer# or #shrub layer#.

143-144

Planting requirements for buffer area adjacent to designated aquatic resources

Vegetation shall be planted or preserved in #buffer areas# adjacent to #designated aquatic resources# in accordance with this Section. For #designated aquatic resources# regulated by the New York State Department of Environmental Conservation (DEC), vegetation other than lawn shall be located in a #buffer area# and shall be planted or preserved in a manner determined by DEC.

For #plan review sites# containing #designated aquatic resources# not regulated by DEC, vegetation other than lawn shall be planted in a #buffer area# that extends for 30 feet measured from the edge of the #designated aquatic resource#. Vegetation shall be planted or preserved as directed by the City Planning Commission pursuant to Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES). Such #buffer area# boundary shall be demarcated by a split rail fence or a similar boundary marker, with a gate permitted for maintenance purposes.

For #zoning lots# that are not #plan review sites# or a portion thereof, the planting required pursuant to this Section shall be waived in the following instances:

- (a) For all #uses# lawfully existing on [date of adoption], planting shall not be required within portions of #buffer areas# that contain #buildings# and other #hard surface areas#, to the extent that such #buildings# and other #hard surface areas# lawfully existed in those locations on [date of adoption]. In addition, planting shall not be required within portions of #buffer areas# within five feet of any #building# lawfully existing on [date of adoption]; and
- (b) For a #residential building# lawfully existing on [date of adoption], and for a #development# or #enlargement# of a #residential building# on a #zoning lot# existing both on [date of certification] and on the date of application for a building permit, planting shall not be required within portions of #buffer areas# that:
 - (1) are open areas where disturbance is permitted pursuant to Section 143-151 (Permitted encroachment area); and
 - (2) are within a #front yard#.

Vegetation planted or preserved pursuant to the provisions of this Section may be counted towards satisfying the requirements of Section 143-13 (Tree Regulations), inclusive, and the biodiversity requirements of Sections 143-141, 143-142 and 143-143.

143-15

Aquatic Resource Protections

For #zoning lots# containing #designated aquatic resources# or #buffer areas#, the provisions of this Section, inclusive, shall apply.

No removal of trees or other vegetation, no disturbance of topography, no #development#, no horizontal #enlargement# and no increase in #hard surface area# shall be permitted within a #designated aquatic resource# or #buffer area#, except as provided in this Section, inclusive, or as otherwise approved by the New York State Department of Environmental Conservation. However, removal of #invasive species# and the construction of unpaved trails using hand tools shall be permitted within a #designated aquatic resource# or #buffer area# where permitted by the New York State Department of Environmental Conservation or the City Planning Commission, as applicable.

For #designated aquatic resources# and adjacent areas that are regulated by the New York State Department of Environmental Conservation, nothing in the regulations of this Chapter shall modify state regulations requiring application to such agency for proposed #development# or other state-regulated activity.

Section 143-151 (Permitted encroachment area) establishes the size and shape of a permitted encroachment area. Section 143-152 (Location of permitted encroachment) establishes the #zoning lots# that are eligible to encroach upon #designated aquatic resources# and #buffer areas# and rules to minimize such encroachment. Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) establishes rules to allow clustering of #buildings# outside of #designated aquatic resources# and #buffer areas# in order to minimize encroachment.

143-151

Permitted encroachment area

For the purposes of this Section and Section 143-152 (Location of permitted encroachment), the “permitted encroachment area” shall be a combination of permitted #lot coverage# and an area adjacent to a #building#. The permitted encroachment area is the largest area allowed to be disturbed within a #designated aquatic resource# or #buffer area#.

(a) Permitted #lot coverage#

The maximum permitted #lot coverage# on a #zoning lot# shall be determined by the applicable Zoning District as indicated in the following table:

<u>Zoning District</u>	<u>#Lot coverage# (in square feet)</u>
<u>R1-1</u>	<u>1200</u>
<u>R1-2</u>	<u>800</u>
<u>R2 Districts with #single-# or #two-family detached residences#</u>	<u>700</u>
<u>All other #zoning lots#</u>	<u>600</u>

A #building# shall be located on a #zoning lot# so that its #lot coverage# shall avoid or minimize disturbance of #designated aquatic resources# and #buffer areas#, except that the minimum width of a #building# need not be less than 15 feet, and the shape, in plan view, of the outermost walls of such #building# need not be other than a rectangle.

(b) Permitted encroachment adjacent to a #building#

An area with a depth of five feet, as measured perpendicular to the #building# wall, shall be exempt from the planting requirements of Section 143-144, and shall be permitted around a single #building# that contains the primary #use# on the #zoning lot#, except the depth of such area shall be 20 feet adjacent to a rear #building# wall that is opposite a #street# or #private road#. For #zoning lots# with multiple #street# frontages, such depth of 20 feet may be utilized only once. Within this area, an encroachment of fill for lawn, #hard surface area# or other similar encroachment shall be permitted within a #buffer area# or #designated aquatic resource#.

The provisions of Section 143-24 (Special Yard Regulations for the Protection of Natural Features) shall be used, as applicable, to facilitate a #building# location that, combined with the permitted encroachment adjacent to such #building#, minimizes the area of encroachment on a #designated aquatic resource# or #buffer area#, as applicable.

143-152

Location of permitted encroachment

On a #zoning lot#, existing both on [date of certification], and on the date of application for a building permit, encroachment on a #designated aquatic resource# or #buffer area# shall only be permitted as follows:

(a) Where the permitted encroachment area is located utilizing the applicable modified #yards#, but cannot be located fully outside of a #designated aquatic resource# or #buffer area#:

(1) the permitted encroachment area may encroach into a #buffer area# to the

minimum extent necessary to accommodate such permitted encroachment area;

- (2) where encroachment into a #buffer area# pursuant to paragraph (a)(1) of this Section does not accommodate the entire permitted encroachment area, only then shall encroachment into a #designated aquatic resource# be permitted, to the minimum extent necessary to accommodate such permitted encroachment area.
- (b) A single driveway with a width of 10 feet, or greater where required by the New York City Fire Department, shall be permitted to access a permitted encroachment area, and may encroach into a #buffer area# or #designated aquatic resource# to the minimum extent necessary.
- (c) The provisions of Section 143-31 (Parking Modifications for the Protection of Natural Features) shall be used, as applicable, to facilitate the location of required off-street parking that minimizes the area of encroachment on a #designated aquatic resource# and #buffer area#. Required #accessory# off-street parking spaces need not be located within a #building# in order to minimize the area of encroachment;
- (d) if it is necessary to locate proposed #accessory# off-street parking spaces within a #designated aquatic resource# or #buffer area#, no more than one #dwelling unit# shall be permitted.

143-20 SPECIAL BULK REGULATIONS

The special #bulk# regulations of this Section, inclusive, shall apply throughout the #Special Natural Resources District#.

143-21

Lot Coverage

R1 R2

In the districts indicated, for #zoning lots# containing predominantly #residential uses#, the #lot coverage# and #open space# regulations of the underlying districts shall not apply. In lieu thereof, the provisions set forth in this Section shall apply. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential uses# shall be defined as a #zoning lot# containing predominantly #residential uses#.

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include #accessory buildings# permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). Such #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

The maximum permitted #lot coverage# shall be as set forth in paragraph (a) of this Section. However, the provisions of paragraph (b) modify the maximum #lot coverage# of a #zoning lot# in cases of encroachment of #areas of existing slope#. In no case shall the #lot coverage# resulting from paragraphs (a) or (b) be required to be less than the #lot coverage# set forth in paragraph (c) of this Section. Paragraph (d) sets forth an exemption from #lot coverage# for a #building# or portion of a #building# containing required off-street #accessory# parking spaces in certain instances.

(a) Basic maximum #lot coverage#

TABLE I

BASIC MAXIMUM LOT COVERAGE

<u>Area</u>	<u>Maximum permitted #lot coverage# (in percent)</u>
<u>Base Protection Area: R1 District</u>	<u>25</u>
<u>Base Protection Area: R2 Districts</u>	<u>30</u>
<u>Resource Adjacent Area and #areas adjacent to aquatic resources#</u>	<u>15</u>

(b) #Lot coverage# determined by slope encroachment

Where an area of encroachment is proposed in an #area of existing slope# that is greater than 150 square feet in cumulative area, the maximum #lot coverage# shall be determined by the steepest slope category encroached upon that has an area greater than 150 square feet cumulatively, as set forth in Table II of this Section. Where there is no encroachment upon a slope category with an area greater than 150 square feet cumulatively, the maximum #lot coverage# shall be determined by the slope category with the largest area encroached upon. When the maximum permitted #lot coverage# indicated in Table II exceeds the maximum permitted #lot coverage# set forth in Table I, the more restrictive shall apply.

For the purposes of this Section “encroachment” shall be the area of proposed changes in ground elevation by more than two feet of cut or fill, including areas proposed for excavation to such depth for #buildings#, #hard surface areas#, structural elements for decks and for any other #site alteration# related to such grade change of more than two feet.

TABLE II

MAXIMUM LOT COVERAGE FOR ENCROACHMENT WITHIN AREAS OF EXISTING

SLOPE

<u>Slope category (in percent) #area of existing slope#</u>	<u>Maximum permitted #lot coverage# (in percent)</u>
<u>85 or greater</u>	<u>12.5</u>
<u>65–84.9</u>	<u>15</u>
<u>45–64.9</u>	<u>17.5</u>
<u>35–44.9</u>	<u>20</u>
<u>25–34.9</u>	<u>22.5</u>
<u>10.0–24.9</u>	<u>25</u>

- (c) Notwithstanding any other provisions of this Section, in no case shall the resulting maximum #lot coverage#, in square feet, be required to be less than the permitted #lot coverage# set forth in Table III.

TABLE III

PERMITTED LOT COVERAGE

<u>Zoning District</u>	<u>Permitted #lot coverage# (in square feet)</u>
<u>R1-1</u>	<u>1,200</u>
<u>R1-2</u>	<u>800</u>
<u>R2 Districts with #single-# or #two-family detached residences#</u>	<u>700</u>
<u>All other #zoning lots#</u>	<u>600</u>

- (d) Exemption from #lot coverage# for enclosed #accessory# parking spaces

For #qualifying lots#, an #accessory building# enclosing required off-street #accessory# parking spaces, or a portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces, shall be exempt from #lot coverage# requirements if such #accessory building# or portion of a #building#:

- (1) is located on a slope that rises above the adjacent #street# or #private road#;
- (2) is no more than 10 feet in height above #curb level#;
- (3) is located entirely within 25 feet of a #street# or #private road#; and such #building# or portion either:
 - (i) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or

- (ii) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

Such #accessory building# or portion of a #building# shall not be exempt from #hard surface area# limitations.

143-22

Hard Surface Area

The maximum permitted #hard surface area# for a #zoning lot# is set forth in this Section. For the purposes of applying the provisions of this Section, a #zoning lot# with 75 percent or more of its #floor area# allocated to #residential use# shall be defined as a #zoning lot# containing predominantly #residential use#.

R1 R2

- (a) In the districts indicated, for #zoning lots# containing predominantly #residential use#, the maximum permitted #lot coverage# set forth in paragraphs (a) or (b) of Section 143-21 (Lot Coverage) shall determine the maximum permitted #hard surface area# in accordance with Table I of this Section. The maximum permitted #hard surface area# on a #zoning lot# shall not exceed the percent of #lot area# set forth in Table I.

TABLE I

**PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ZONING LOTS
CONTAINING PREDOMINANTLY RESIDENTIAL USE IN R1 THROUGH R2 DISTRICTS**

<u>Maximum permitted #lot coverage# (in percent)</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
<u>12.5</u>	<u>40</u>
<u>15</u>	<u>45</u>
<u>17.5</u>	<u>45</u>
<u>20</u>	<u>50</u>
<u>22.5</u>	<u>50</u>
<u>25</u>	<u>50</u>
<u>30</u>	<u>65</u>

R1 R2 R4 R6

- (b) In the districts indicated, the maximum permitted #hard surface area# for all #zoning lots# not subject to paragraph (a) of this Section, shall be as set forth in Table II for the applicable zoning district.

TABLE II

PERMITTED PERCENTAGE OF HARD SURFACE AREA FOR ALL OTHER ZONING LOTS

<u>Zoning district</u>	<u>Maximum permitted #hard surface area# (in percent)</u>
R1 R2 R4 R6	<u>75</u>

143-23

Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources

The minimum #lot area# regulations set forth in Article II, Chapter 3, shall be modified as set forth in this Section.

Where the sum of all areas containing #designated aquatic resources# and #buffer areas# on the #zoning lot# constitutes more than 10 percent of the #lot area#, such area shall be excluded for the purposes of calculating #lot area# necessary to meet minimum #lot area# requirements of Section 23-32 (Minimum Lot Area or Lot Width for Residences).

However, one #single-family detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, and was not in common control with such other adjoining tracts, both on [date of certification] and on the date of application for a building permit.

143-24

Special Yard Regulations for the Protection of Natural Features

In order to facilitate the protection of natural features, the provisions of this Section, inclusive, shall modify the #yard# regulations of the underlying districts as applicable in the #Special Natural Resources District#. However, in no case shall the provisions of both Sections 143-242 (Front yard reductions) and 143-243 (Rear yard reductions) be applied to the same #zoning lot#.

143-241

Permitted obstructions in yards

For #residential buildings# on #qualifying lots#, the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to allow required off-street parking spaces, open or enclosed, as permitted obstructions within a #front yard#.

provided the height of any #building# enclosing such off-street parking spaces does not exceed 10 feet above #curb level#.

A portion of a #building# used primarily for enclosing required off-street #accessory# parking spaces on such #qualifying lots#, shall be considered a permitted obstruction in a #front yard# if such portion of a #building#:

- (a) is located on a slope that rises above the adjacent #street# or #private road#;
- (b) is no more than 10 feet in height above #curb level#;
- (c) is located entirely within 25 feet of a #street# or #private road#; and such portion of a #building# either:
 - (1) encroaches more than 150 square feet into an #area of existing slope# with a slope category of 25 percent or greater; or
 - (2) is at least six feet below the natural adjoining grade at any point within 25 feet of a #street# or #private road#.

In addition, for #zoning lots# subject to the provisions of Section 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources), the provisions of Section 23-44 shall be modified to allow portions of #buildings# that project up to three feet into #yards# as permitted obstructions within such #yards#.

143-242

Front yard reductions

The regulations for minimum #front yards# shall be modified in accordance with the provisions set forth in paragraphs (a) or (b) of this Section, as applicable:

- (a) In R1, R2, and R4 Districts
 - (1) In R1 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet;
 - (2) In R2 Districts, for #qualifying lots#, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet; or
 - (3) In R2 through R4 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet, provided that certain natural features are preserved within specified portions of

the #zoning lot#, as follows:

- (i) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
- (ii) such natural features, including #critical root zones#, are, in whole or in part located beyond 30 feet of the #rear lot line# and are in the rear half of the #zoning lot#; and
- (iii) such natural features are located within an #area of no disturbance#.

(b) In Resource Adjacent Areas or #areas adjacent to aquatic resources#

- (1) In R1 Districts, #front yards# shall have a minimum required depth of 15 feet, and for #corner lots#, one #front yard# shall have a minimum depth of 10 feet; and
- (2) In R2 Districts, #front yards# shall have a minimum depth of 10 feet, and for #corner lots#, one #front yard# shall have a minimum depth of five feet.

However, if an open #accessory# off-street parking space is located between the #street wall# of a #building# containing #residences# and the #street line#, there shall be an open area between such #street wall# and #street line# which is at least 8 feet 6 inches in width by 18 feet in depth to accommodate such parking space.

143-243

Rear yard reductions

#Rear yards# shall have a minimum depth of 20 feet as set forth in paragraphs (a) or (b) of this Section:

- (a) In R2 Districts, for #qualifying lots#, and for #zoning lots# located in Resource Adjacent Areas or #areas adjacent to aquatic resources#; and
- (b) In R1 through R6 Districts, provided that certain natural features are preserved as follows:
 - (1) such natural features include one or more of the following: #rock outcrops# greater than 150 square feet in area, an #area of existing slope# of 25 percent or greater within an area of more than 150 square feet, #designated aquatic resource#, #buffer area# or trees equal to or greater than 12 #tree credits#;
 - (2) such natural features, including #critical root zones#, are, in whole or in part

located outside of the #front yard# and are in the front half of the #zoning lot#;
and

- (3) such natural features are located within an #area of no disturbance#.

143-244

Measurement of yards in unimproved streets

For #qualifying lots# in R2 Districts, or for #zoning lots# within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the minimum required #front yard# depth shall be measured from a tax lot boundary within a #street# shown on the City Map, instead of from the #street line# in cases where:

- (a) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (b) the applicant submits a letter from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-25

Height and Setback Regulations

In the #Special Natural Resources District#, the special height and setback regulations of Sections 143-251 (Modified height and setback for the protection of natural features) and 143-252 (Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources) shall apply.

143-251

Modified height and setback for the protection of natural features

R1 R2

In the districts indicated, in order to facilitate the protection of natural features, the maximum perimeter wall height and maximum #building# height of a #residential building#, or the #residential# portion of a #building# may be modified in accordance with the provisions of this Section.

Within Resource Adjacent Areas, #areas adjacent to aquatic resources#, and for #qualifying

lots#, paragraph (a) of Section 23-631 (General provisions) shall be modified so that the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# beginning at a height of 30 feet above the #front yard line#.

143-252

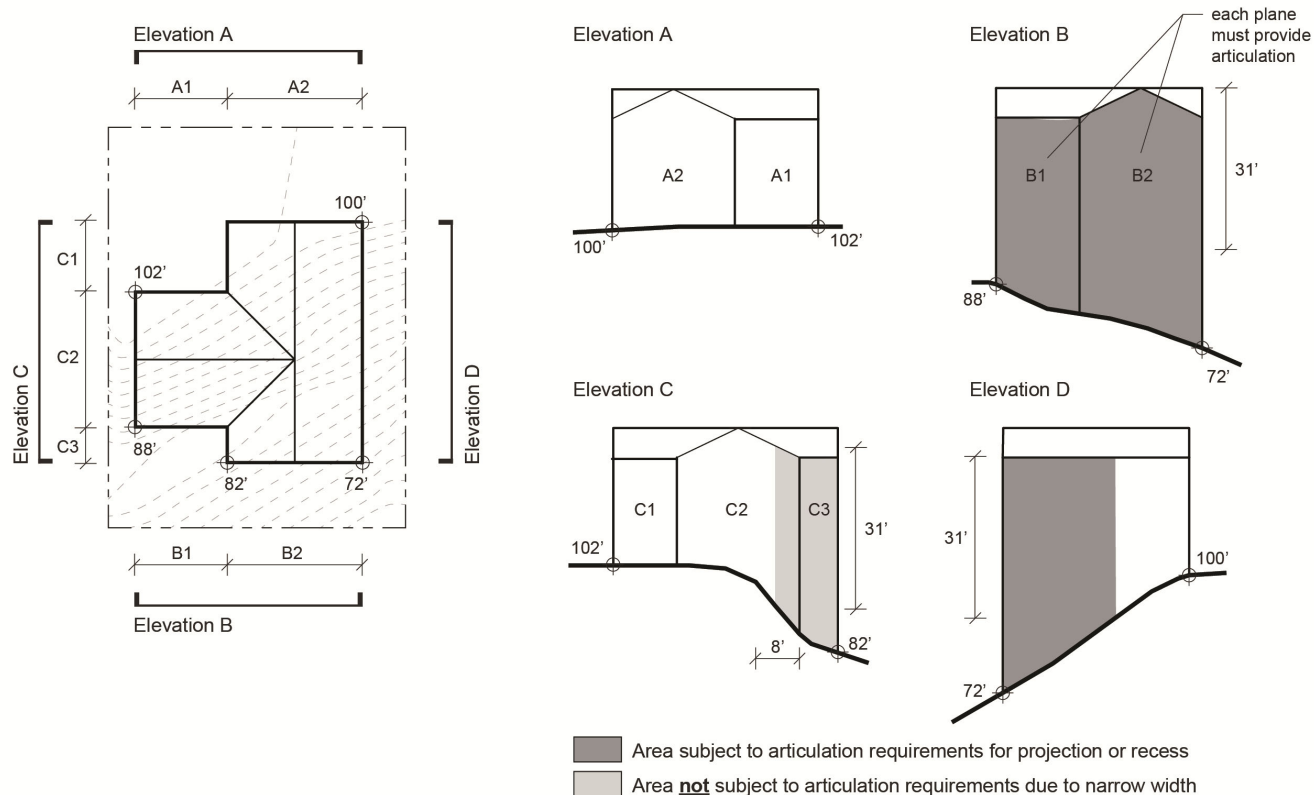
Articulation requirements in Resource Adjacent Areas and in areas adjacent to aquatic resources

R1 R2

In the districts indicated, the provisions of this Section shall apply to #residential buildings# in Resource Adjacent Areas and #areas adjacent to aquatic resources#. The provisions of this Section shall not apply to #accessory buildings#.

For any portion of such #residential building# that is eight feet in width or greater and exceeds a vertical distance of 31 feet between the roof of the #building# and the final adjoining grade, an area equaling at least 25 percent of the surface area of such portion must project from or be recessed from an exterior wall covering at least 25 percent of the area in a continuous plane by at least 18 inches from the wall above or below.

Four elevation views shall be provided for each #building# in addition to application materials set forth in 143-05 (Application Requirements). Each such elevation view shall show that such #residential building# complies with the recess and projection requirements of this Section.



ARTICULATION REQUIREMENTS

143-26

Open Area Regulations for Residences

Open areas shall be provided between #residential buildings# and each of the following: #designated aquatic resources#, #buffer areas#, or #habitat preservation area#, in accordance with the requirements of this Section.

- An open area shall be provided adjacent to the rear wall of each #residential building# or #building segment#. For the purposes of this Section, the “rear wall” shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 20 feet when measured perpendicular to each rear wall.
- An open area shall also be provided adjacent to the side walls of each #residential building# or #building segment#. For the purposes of this Section, a “side wall” shall be a

wall that does not face a #street# or #private road#, and is not a rear wall. The depth of such open area shall be equal to the depth of each #building# or #building segment#, and the width of such open area shall be at least five feet when measured perpendicular to each side wall.

- (c) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and any remaining walls not facing a #street# or #private road# shall be designated side walls. The open area provisions of this Section shall apply to the areas adjacent to such rear wall and side walls.

Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted within such open areas.

143-27

Special Bulk Regulations for Lots Containing Designated Aquatic Resources

In the #Special Natural Resources District# in all #Residence Districts#, except R1-1 Districts, and except #plan review sites# of one acre or more, the special #bulk# regulations of this Section shall apply to any tract of land containing #designated aquatic resources# or #buffer area#. Such tract of land may contain a single #zoning lot# or two or more #zoning lots# #developed# as a unit in single ownership or control which are contiguous for a distance of at least 10 feet or would be contiguous except for their separation by a #street#.

For all permitted #residential uses# on such tract of land, the total #floor area#, #lot coverage#, #hard surface area# or #dwelling units# generated by that portion of the #zoning lot# containing #designated aquatic resources# or #buffer area# may be distributed without regard for #zoning lot lines#, provided that, within Resource Adjacent Areas and #areas adjacent to aquatic resources#, the maximum applicable #lot coverage# of 15 percent and #hard surface area# of 45 percent shall not be exceeded.

The provisions of Sections 23-40 (YARD REGULATIONS) and 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), shall not apply. In lieu thereof, the following regulations shall apply:

- (a) #Yards#
- (3) #front yards# shall have a minimum required depth of 10 feet;
 - (2) #side yards# shall have a minimum required width of four feet;
 - (3) #rear yards# shall have a minimum required depth of 10 feet;

(b) Minimum distance between #buildings#

- (1) the minimum distance between #buildings# on the same or #abutting zoning lots# across a common #side lot line# shall not be less than eight feet;
- (2) the minimum distance between #buildings# on #abutting zoning lots# across a common #rear lot line# shall not be less than 40 feet.

The provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) and the provisions of Section 143-26 (Open Area Regulations for Residences) shall apply without modification.

The provisions of Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) relating to two #buildings# on a #zoning lot# where one building is a “front building” and another is a “rear building” as described in such Section, shall be modified to require an open area with a minimum width of 20 feet between any “rear building” and the #rear lot line# of an adjoining #zoning lot#. In addition, the provisions of Section 23-891 (In R1 through R5 Districts) shall be modified to require an open area adjacent to the rear wall of each #building# with a depth of at least 20 feet when measured perpendicular to each rear wall.

The site plan and #bulk# distribution for the entire tract of land shall be recorded in the land records and indexed against all #zoning lots# in such tract of land.

Where such tract of land is subject to the provisions of Section 143-40 (SPECIAL REGULATIONS FOR PLAN REVIEW SITES), modifications of #bulk# in accordance with this Section shall also comply with the provisions set forth in Sections 143-41 (General Provisions) and shall be subject to all findings and conditions set forth in 143-42 (Authorization for Plan Review Sites).

143-30

SPECIAL PARKING REGULATIONS

Special parking regulations apply in the #Special Natural Resources District#.

143-31

Parking Modifications for the Protection of Natural Features

In the #Special Natural Resources District#, on #qualifying lots#, in order to facilitate the protection of natural features, the following provisions shall apply.

- (a) Location of parking spaces

Section 25-621 (Location of parking spaces in certain districts) shall not apply.

(b) Parking spaces within an unimproved portion of a privately owned mapped #street#

#Accessory# off-street parking spaces may be permitted within an unimproved portion of a privately owned mapped #street# provided that:

- (1) the unimproved portion of the privately owned mapped #street# is not needed for access to satisfy Section 36(2) of the General City Law, and the New York City Department of Transportation has issued a waiver of curb alignment; and
- (2) the applicant submits a letter to the Department of Buildings from the New York City Department of Transportation dated no earlier than 30 days prior to the filing of an application for #development# or #enlargement# at the Department of Buildings, confirming that such portion of the privately owned mapped #street# is not part of a City capital improvement plan.

143-32

Special Surfacing Regulations

R1 R2

In the districts indicated, Section 25-65 (Surfacing) shall be modified to allow dustless gravel driveways that access one #single-family residence#, provided that all portions of such driveway located between the curb and the #front lot line# shall be surfaced with asphaltic or Portland cement concrete, or other hard-surfaced dustless material, at least four inches thick.

143-40

SPECIAL REGULATIONS FOR PLAN REVIEW SITES

The provisions of this Section 143-40, inclusive, shall apply to all #plan review sites# in the #Special Natural Resources District#.

143-41

General Provisions

For #plan review sites#, a #development#, #enlargement#, #site alteration# or #zoning lot# subdivision shall only be permitted by authorization of the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites), except that such authorization shall not be required for:

- (a) minor #enlargements# or #site alterations# as set forth in Section 143-416 (Minor enlargements or site alterations on plan review sites);
- (b) #site alterations# that are not related to a proposed #development#, #enlargement# or subdivision of a #zoning lot# where such #site alterations#:
 - (1) in any given calendar year, consist of an area of less than 400 square feet and the removal of no more than two trees or 12 #tree credits#, whichever is greater; and
 - (2) are located both in Base Protection Areas and outside of areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning;
- (c) the removal of trees where the following conditions apply:
 - (1) on #plan review sites# in Resource Adjacent Areas and #areas adjacent to aquatic resources#, that are located outside of areas shown on the #Special Natural Resource District# Habitat Map, where such trees to be removed are not located in #designated aquatic resources#, #buffer areas# or #areas of existing slope# of 25 percent or greater and that total less than 12 #tree credits# cumulatively; or
 - (2) on #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, which have received certification to remove trees pursuant to Section 143-47 (Certification to Permit Tree Removal).

The review of all #plan review sites# by the City Planning Commission pursuant to Section 143-42 is required, except as specifically excluded in paragraphs (a) through (c) of this Section.

All #plan review sites# are subject to all provisions of this Chapter except where specifically modified pursuant to the provisions of Section 143-40, inclusive. Additional requirements relating to habitat preservation, planting, open areas, private roads, minor #enlargements#, #site alterations# and site planning applicable to such sites, are set forth in Sections 143-411 through 143-417.

The applicant shall provide an assessment of the significant natural features of the site to the Commission pursuant to the provisions of paragraph (d)(1) of Section 143-42, and, for #plan review sites# with an area one acre or larger located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, the applicant shall provide an assessment of #habitat areas# pursuant to the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning.

At the option of an applicant, a long-term development plan may be proposed pursuant to the provisions of Section 143-431 (Establishment of a development plan). Approval of a development plan by the Commission allows for expedited review of future development pursuant to Sections 143-432 (Certification for preliminary plan site) or 143-433 (Renewal

authorization for conceptual plan site).

For #plan review sites# that are required to establish #habitat preservation areas# pursuant to Section 143-411 (Habitat preservation area standards), the Commission may modify the applicable standards and boundaries of the #habitat preservation area# pursuant to Sections 143-441 (Modification of habitat preservation area standards) and 143-442 (Special permit for modification of habitat preservation area). At the applicant's request, the #habitat preservation area# may be dedicated for public use, pursuant to Section 143-443, and the Commission may permit modification of #bulk# regulations as if such land remained within the #plan review site#. In addition, for all sites that are required to establish #habitat preservation areas#, in order to facilitate the preservation of natural resources and the clustering of development on the site, applications may be made to the Commission for the modification of #use# or #bulk# regulations pursuant to Sections 143-45 (Residential Sites), and 143-46 (Modification of Bulk Regulations for Certain Community Facilities).

Where Section 143-27 (Special Bulk Regulations for Lots Containing Designated Aquatic Resources) is applicable to #plan review sites# of less than one acre, modification of #bulk# regulations shall be as-of-right, provided that the resulting site plan shall be subject to all findings and conditions set forth in Section 143-42. For #plan review sites# located within areas shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where only tree removal is proposed, an authorization pursuant to Section 143-42 shall not be required if a certification is granted pursuant to Section 143-47.

For #plan review sites# subject to the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), only portions of #zoning lots# landward of the #shoreline# shall be used to calculate the required percentage of #habitat preservation area# and required planting pursuant to Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

The provisions of Section 74-74 (Large Scale General Development) and Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments) shall not apply.

143-411

Habitat preservation area standards

The provisions of this Section shall apply to #plan review sites# existing on [date of certification] that contain one or more acres located in an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where:

- (a) such #plan review site# contains #habitat area# as determined through a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning; and
- (b) such #habitat area# occupies an uninterrupted continuous area of no less than 10,000

square feet, and no portion of such area measures less than 10 feet in width at any point. For the purposes of determining the width of irregular shapes, any area that cannot wholly contain a circle with a diameter of 10 feet shall be considered less than the required width.

Such #habitat area#, in whole or in part, shall be preserved as #habitat preservation area# pursuant to the provisions of this Section.

The minimum amount of #habitat preservation area# as a percentage of a #plan review site# is set forth in the Table in this Section. For sites that have at least 10,000 square feet of #habitat area#, as determined pursuant to this Section, but less than the minimum required #habitat preservation area# pursuant to the Table in this Section, the portion of the site containing #habitat area# shall not be reduced below the amount existing at the time of application except pursuant to Section 143-441 (Modification of habitat preservation area standards).

Table I of this Section shall apply according to the predominant proposed #use# of the entire #plan review site#. For the purposes of applying the provisions of Section 143-40, inclusive, the greatest proportion of #floor area# allocated to a #use# described in Table I shall be defined as predominantly containing such #use#.

HABITAT PRESERVATION AREA REQUIREMENTS

	<u>Predominant proposed #use#</u>	
	<u>#Residential#</u>	<u>#Community Facility#</u>
<u>#Habitat preservation area# minimum percent of #plan review site#</u>	<u>25 percent</u>	<u>35 percent</u>
<u>Reduced #habitat preservation area# percent of #plan review site# when amenity is provided</u>	<u>20 percent: recreation</u>	<u>None</u>

Where a site assessment provided in accordance with the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, determines #designated aquatic resources# to be on such #plan review site#, the #habitat preservation area# shall be the greater of the requirement as set forth in the table, or the size of such #designated aquatic resource# and #buffer areas#, except as otherwise determined by the Commission.

For #plan review sites# required to provide waterfront public access areas pursuant to the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), the minimum #habitat preservation area# shall be reduced to 20 percent and the provisions of Section 143-412 (Amenities allowed in connection with reduced habitat preservation area) shall not apply.

The regulations allowing the reduction of #habitat preservation area# in connection with the

provision of amenities are set forth in Section 143-412. Provision of such amenities shall allow the reduction of the required percentage of #habitat preservation area# to an amount no less than the percentage shown in the Table, and subject to the requirements and limitations of Section 143-412.

The #habitat preservation area# shall be shown on a proposed site plan. Such areas established on the site plan shall not be modified except by subsequent application of a special permit pursuant to Section 143-442 (Special permit for modification of habitat preservation area).

#Habitat preservation areas# on a #zoning lot# shall be considered #lot area# for the purposes of the applicable regulations on #floor area ratio#, #open space#, #lot coverage#, #hard surface area#, #lot area# or density, unless otherwise specified by the provisions of this Chapter.

#Habitat preservation areas# not fronting on a #street# shall be delineated from adjacent areas by a boundary marker acceptable to the City Planning Commission.

#Habitat preservation areas# may include the following permitted obstructions:

- (1) Unpaved footpaths
- (2) Unpaved sitting areas, not exceeding 100 square feet
- (3) Light fixtures
- (4) Boundary marker such as a split rail fence used to delineate the boundaries of the #habitat preservation area#

143-412

Amenities allowed in connection with reduced habitat preservation area

For #plan review sites# that are either predominantly #residential#, #commercial# or #manufacturing#, the required #habitat preservation area# may be reduced provided that a portion of the site is set aside and improved pursuant to the standards of this Section.

For #plan review sites# that are predominantly #residential#, for each percent of the #plan review site# set aside for recreational purposes, the required #habitat preservation area# may be reduced by one percent, to no less than 20 percent of the #plan review site#, provided that:

- (a) the recreational area shall be accessible to the public, or to the owners, occupants, employees, customers, residents or visitors of the #use# to which such space is #accessory#, except that such recreational area may be closed to the public where it serves the residents of four or more #dwelling units#. Such conditions, as applicable, shall be noted on the certificate of occupancy of all #buildings# on the #zoning lot#;

- (b) the recreational area shall be open to the sky except for #accessory buildings# covering not more than 20 percent of the recreation area, and may include active recreation areas, such as swimming pools, ball fields or courts, or facilities and equipment normally found in playgrounds, or passive areas, such as picnic areas or other sitting areas, and shall comply with the #use# regulations of the underlying district;
- (c) the recreational area shall consist of a minimum of 5,000 square feet;
- (d) a minimum of 10,000 square feet of continuous #habitat preservation area# remains protected in a natural state pursuant to the standards of Section 143-41, inclusive;
- (e) the recreational area is adjacent to the remaining #habitat preservation area#; and
- (f) the recreational area is directly accessible from a #street# or #private road#.

143-413

Planting regulations for plan review sites

The planting requirements set forth in 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement) shall apply as modified by the provisions of this Section.

For the purposes of calculating #tree credits# and #biodiversity points#, #habitat preservation areas# shall be excluded from #lot area# computations.

(a) Tree requirement

For all #plan review sites#, paragraph (b) of Section 143-132 (Determining tree requirements) shall not apply. The remaining provisions of Section 143-132 shall apply as follows:

(1) For #plan review sites# with a #habitat preservation area#:

For #plan review sites# where a #habitat preservation area# is required, the provisions of this paragraph shall apply.

For #plan review sites# that contain a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply.

For a #plan review site# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# on a #plan review site# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(2) For #plan review sites# without a #habitat preservation area#:

For #plan review sites# where a #habitat preservation area# is not required, the provisions of this paragraph shall apply.

- (i) for a #plan review site# that contains a #residential# or #mixed building#, the provisions of paragraph (a) of Section 143-132 shall apply to such #plan review site#;
- (ii) for a #plan review site# in a Resource Adjacent Area or #area adjacent to aquatic resources# that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be 1.5 #tree credits# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.
- (iii) for a #plan review site# in a Base Protection Area that does not contain a #residential# or #mixed building#, the minimum number of #tree credits# shall be one #tree credit# per 750 square feet of #lot area#, and the minimum number of trees of one inch #caliper# or greater shall be one per 2,000 square feet of #lot area#.

(b) Biodiversity requirement

The requirements set forth in Section 143-14, inclusive, shall apply, except as modified by the provisions of this paragraph.

For #plan review sites#, except #plan review sites# containing predominately #residential uses#, where a #habitat preservation area# is required, such required area may be counted as #biodiversity points# in accordance with this paragraph. For each 2.5 percent of #lot area# that such #habitat preservation area# occupies, one #biodiversity point# may be counted. Percentages of #lot area# in increments less than 2.5 percent shall not be counted. Where such #habitat preservation area# does not fully satisfy the #biodiversity point# requirement set forth in Section 143-141 (Determining biodiversity requirements), or where a #plan review site# has no required #habitat preservation area#, such remaining #biodiversity points# shall be satisfied through the provision of #landscape elements# in accordance with Section 143-14.

143-414

Open area and lot coverage requirements for community facilities

For #plan review sites# containing predominantly #community facility uses#, the provisions of this Section shall apply.

(a) Required open areas

A minimum of 15 percent of the #plan review site# shall be open area. Such open area shall not include #habitat preservation area#, or any required planted area pursuant to the provisions of paragraph (b) of Section 143-413 (Planting regulations for plan review sites). Required open areas may not include #buildings#, parking areas, driveways or #private roads#, paved walkways or other # hard surface areas#. Open areas may include passive recreation areas or active recreation areas, except that active recreation areas that are #hard surface areas# shall not be counted towards the total required open area. However, such active recreation areas surfaced with artificial turf may be included in calculations of required open area, up to a maximum of 10 percent of the #plan review site#.

If, at the time of application, a #plan review site# has less than 15 percent open area, the percentage of the site containing open area shall not be reduced below the amount existing at the time of application.

Open areas provided pursuant to this Section shall be designated on a site plan. Such open areas shall not be modified except by subsequent authorization by the City Planning Commission pursuant to Section 143-42 (Authorization for Plan Review Sites).

However, #plan review sites# containing only the following #community facility uses# shall be exempt from the requirements of this paragraph:

Ambulatory diagnostic or treatment health care facilities

Houses of worship

Non-profit or voluntary hospitals and related facilities, except animal hospitals

Proprietary hospitals and related facilities, except animal hospitals

(b) #Lot coverage#

For the purposes of applying the provisions of this Section, the definition of #lot coverage# shall be modified to include portions of #buildings# or #accessory buildings# permitted pursuant to Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents). All #accessory buildings#, and #buildings or other structures# used for domestic or agricultural storage, shall be included in #lot coverage# calculations.

#Lot coverage# shall be limited to a maximum of 25 percent, except that sites that are in Base Protection Areas and that do not contain #habitat preservation areas# shall have a maximum #lot coverage# of 35 percent.

143-415

Requirements for private roads

In Resource Adjacent Areas and #areas adjacent to aquatic resources#, the provisions of this Section shall apply to #private roads# authorized by the City Planning Commission and that provide access to #buildings developed# after [date of adoption]. #Private roads# previously approved by the Commission or constructed as-of-right shall continue to be governed under the regulations applicable at the time of approval. The provisions for #private roads# set forth in Section 26-20, inclusive, shall not apply, and the provisions of Sections 26-31 through 26-34 shall apply for #private roads# in #lower density growth management areas#. #Private roads# shall consist of a paved road bed constructed to minimum Department of Transportation standards for public #streets#, including, but not limited to curbs and curb drops, street lighting, signage, and crosswalks. In addition to the Department of Transportation standards, the design of the #private road shall comply with the following requirements:

- (a) The maximum grade of a #private road# shall not exceed 10 percent;
- (b) The width of the graded section beyond the curb back or edge of pavement of a #private road# shall extend no more than three feet beyond the curb back or edge of pavement on both the cut and the fill sides of the roadway. If a sidewalk is to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus no more than one foot beyond the outer edge of the sidewalk;
- (c) The paved width of a #private road# shall not exceed 34 feet, except the paved width of a #private road# shall not exceed 30 feet in Resource Adjacent Areas and #areas adjacent to aquatic resources#;
- (d) Curbs shall be provided along each side of the entire length of a #private road# and #accessory# parking spaces may be located between the required roadbed and curb;
- (e) A curb cut, excluding splays, from a #street# to a #private road# may be as wide as such #private road#;
- (f) Curb cuts providing access from #private roads# to parking spaces shall not exceed the width of the driveway served and in no event shall exceed a width of 18 feet, including splays;
- (g) A minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts;
- (h) Along the entire length of each side of a #private road#, trees of at least three inch #caliper# shall be provided and maintained at the rate of one tree for every 25 feet of #private road#;
- (i) Section 26-31 (Yards) shall apply, except that the curb of the #private road# shall be considered to be the #street line#; and
- (j) No building permit shall be issued by the Department of Buildings without approval by

the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety. Such approval may include the modification of #private road# width as set forth in paragraph (c) of this Section.

The Commission may, by authorization pursuant to paragraph (a) of Section 143-42 (Authorization for Plan Review Sites) allow modifications to, or waivers of, the requirements of this Section. The prior approval of the Fire Department regarding the adequacy of vehicular access to and within the #development# for fire safety shall be a condition for any modification or waiver.

143-416

Minor enlargements or site alterations on plan review sites

For #plan review sites# that are one acre or larger in size, the following provisions shall apply:

- (a) Minor #enlargements# of existing #buildings# and minor #site alterations# that meet the size thresholds of this paragraph (a) shall be permitted as-of-right by the Department of Buildings, provided that such #enlargement# or #site alteration# complies with all applicable provisions of this Resolution, including the #plan review site# provisions of Section 143-41, inclusive, and:

 - (1) such #enlargement# or #site alteration# is within 15 feet of the exterior of an existing #building#;
 - (2) the total #floor area# of all such minor #enlargements# constructed after [date of adoption] on the #plan review site# shall not exceed 5,000 square feet; and
 - (3) the total area of all such minor #site alterations# constructed after [date of adoption] on the #plan review site# shall not exceed 10,000 square feet.
- (b) #Enlargements# or #site alterations# that meet the size thresholds of paragraph (a) of this Section are not subject to the provisions of Sections 143-13 (Tree Regulations) and 143-14 (Biodiversity Requirement).

143-417

Site planning requirements

#Developments# and portions of #buildings# that are #enlarged# and result in an increase in #lot coverage# shall comply with the provisions of this Section. The City Planning Commission may modify the requirements of this Section pursuant to Section 143-42 (Authorization for Plan Review Sites)

- (a) At least 50 percent of the #street walls# of #buildings# containing Use Groups 6 and 10

shall be within 20 feet of the #street line#. The provisions of Section 37-34 (Minimum Transparency Requirements) shall apply to the portion of such #buildings# within 20 feet of the #street line#.

- (b) Loading areas shall not be located between the #street wall# of a #building# and its prolongations and the #street#.

For #zoning lots# with frontage on more than one #street#, the provisions of this Section shall apply along only one frontage.

143-42

Authorization for Plan Review Sites

For #plan review sites#, the City Planning Commission may authorize a #development#, #enlargement#, #site alteration#, the subdivision of a #zoning lot#, or the construction, widening, or extension of a #private road# pursuant to the conditions and findings of this Section. The Commission may also authorize modifications to certain requirements set forth in Section 143-41 (General Provisions) as provided in paragraph (a) of this Section, and may authorize modifications to the provisions of Article VI, Chapter 2 (SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA) as provided in paragraph (b).

- (a) Modifications

In order to facilitate the protection of natural features, the Commission may authorize modifications pursuant to the following provisions, provided that such modifications facilitate the goals of the #Special Natural Resources District# and facilitate a proposal that better achieves the findings of paragraph (d) of this Section:

- (1) #Private roads# and driveways

The Commission may modify the requirements for #private roads# as set forth in Section 143-415 (Requirements for private roads) as well as Section 143-121 (Grading standards) to facilitate appropriate #private roads# or driveways. The Commission may also modify the requirements of Sections 143-31 (Parking Modifications for the Protection of Natural Features), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 25-635 (Maximum driveway grade).

- (2) Parking areas

The Commission may modify parking lot landscaping and maneuverability requirements, provided such modifications preserve significant natural features or #habitat preservation areas# or, for existing parking lots, such modifications are proportionate to the enlarged or reconfigured portions of such parking lots.

(3) Site planning requirements

The Commission may modify the requirements of Section 143-417 (Site planning requirements), provided that the Commission shall find that the proposed configuration and design of #buildings#, including any associated structures and open areas, will result in a site plan in which such #buildings# and open areas will relate harmoniously with one another and with #buildings# and open areas on nearby #zoning lots#, the #street# and the surrounding area.

(4) Tree and planting requirements

The Commission may modify the requirements of Sections 143-13 (Tree Regulations), 143-14 (Biodiversity Requirement) and 143-413 (Planting regulations for plan review sites) for #plan review sites# occupied entirely by cemeteries, provided that the Commission shall find that such modification is the minimum necessary to accommodate an existing #use#, and that any expansion of such #use# complies with the requirements of such Sections in relation to the portion of the #plan review site# into which the expansion is proposed.

In addition, for all #uses#, where only a portion of a #plan review site# is affected by a proposed #development#, #enlargement# or #site alteration#, the Commission may modify the requirements of Sections 143-13, 143-14 and 143-413 to apply planting requirements to portions of a #plan review site# in which #development#, #enlargement# or #site alteration# is proposed, provided that such portion is no less than one acre in size.

(5) #Designated aquatic resources# and #buffer areas#

The Commission may modify the provisions of Section 143-15 (Aquatic Resource Protections) and 143-144 (Planting requirements for buffer areas adjacent to designated aquatic resources), provided that, in addition to the findings of paragraph (d), the Commission shall find that the proposed site plan preserves #designated aquatic features# and #buffer areas# to the greatest extent feasible and, where applicable, such modification is consistent with standards and policies of the New York State Department of Environmental Conservation.

(6) Topography and retaining walls

The Commission may modify the provisions of Sections 143-121 (Grading standards) and 143-122 (Retaining wall standards), provided that such modifications are necessary to preserve significant natural features or #habitat preservation area# and that such modifications will not impair the character of the surrounding area.

(b) Modifications for waterfront lots subject to #habitat preservation area# requirements

In order to balance the protection of natural features with waterfront public access requirements, the Commission may modify the following provisions, provided that such modifications facilitate an application that better achieves the findings of paragraph (d) of this Section.

Defined terms in this Section shall include terms as defined in Section 62-11.

(1) #Shore public walkway#

Where the required #habitat preservation area# is located within or adjacent to a #shore public walkway#, the Commission may modify the following provisions:

- (i) Section 62-53 (Requirements for Shore Public Walkways) may be modified so a #shore public walkway# is reduced to any width not less than 15 feet.
- (ii) Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) may be modified so that a circulation path with a minimum clear width of eight feet shall be permitted.

(2) #Supplemental public access area#

Where the required #habitat preservation area# is located within or adjacent to a #supplemental public access area#, the Commission may modify the following provisions:

- (i) #Habitat preservation areas# may be provided in lieu of the planting requirements of paragraph (c) of Section 62-62.
- (ii) #Habitat preservation areas# may be used to satisfy the location and area requirements of Section 62-57 (Requirements for Supplemental Public Access Areas).

(3) #Upland connection#

#Habitat preservation areas# within or adjacent to an #upland connection# may be provided in lieu of the requirements of Sections 62-56 (Requirements for Upland Connections) and 62-64 (Design Requirements for Upland Connections), provided that:

- (i) for Type 1 #upland connections#, a minimum clear path of five feet to allow public access shall be required within an #upland connection# located within or adjacent to #habitat preservation areas#;
- (ii) for Type 2 #upland connections#, a minimum clear path of five feet to

allow public access shall be required on one side of the roadbed with a continuous tree pit four feet in width within an #upland connection# located within or adjacent to #habitat preservation areas#; and

- (iii) at least six linear feet of seating shall be required for every 100 feet of #upland connection#.

(c) Conditions

The following conditions shall apply:

- (1) For #plan review sites# subject to Section 143-411 (Habitat preservation area standards), the Commission shall establish #habitat preservation areas# that satisfy the minimum area required by Section 143-411 or, where the #habitat area# does not cover the minimum required portion of the site, the Commission shall establish #habitat preservation areas# for all of the #habitat area# of the site that meets the dimensional requirements of Section 143-411.

The applicant shall provide a maintenance plan acceptable to the Commission for such #habitat preservation areas#, establishing maintenance for such areas in perpetuity by the applicant and his or her successors. Such #habitat preservation areas# shall be shown on a site plan and referenced in a Restrictive Declaration. After construction on a #plan review site# has commenced and approved plans are vested, any future changes to the boundaries of the #habitat preservation area# may be permitted only by special permit of the Commission pursuant to Section 143-442 (Special permit for modification of habitat preservation area).

- (2) For #plan review sites# subject to previous approvals by the Commission pursuant to this Section, or pursuant to previous Special District regulations, the applicant shall document successful management and maintenance of #habitat preservation areas# or #areas of no disturbance#, where applicable, or other natural features indicated on the previously approved site plan.
- (3) For #plan review sites# with significant natural features to be preserved pursuant to paragraph (d)(1) of this Section, such areas shall be shown on a site plan as #areas of no disturbance# and referenced in a Notice of Restrictions or a Restrictive Declaration.
- (4) For #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, a Restrictive Declaration shall be executed, setting forth provisions for the construction, maintenance and operation of such #private roads# or other common access. Such declaration shall require that adequate security be provided to ensure that the #private roads# or other common access are properly maintained and operated in accordance with the declaration.

(5) A Notice of Restrictions or a Restrictive Declaration, approved by the Commission, shall be recorded against the tax lots comprising the property subject to the provisions of this Section, in the Office of the City Register. Such notice or declaration shall be binding on the owners, successors, and assigns. A certified copy of the recorded notice or declaration shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a precondition to issuance of any building permit, including any foundation or alteration permit, for any #development# or #enlargement# on the site. The recording information shall be referenced on the first certificate of occupancy to be issued after such notice is recorded, as well as all subsequent certificates of occupancy.

(d) In order to authorize the proposed action, the Commission shall find that:

(1) the most significant natural features throughout the site have been identified and protected, where feasible, including the following, as applicable:

(i) Botanic features such as large specimen trees and rare plant communities;

(ii) Topographic and geological features such as steep slopes and rock outcrops;

(iii) Aquatic features such as wetlands, streams, and natural drainage patterns;

(2) the #habitat preservation area#, where required pursuant to Section 143-411:

(i) is of high ecological value, or is proposed to be restored or improved through the removal of #invasive species# or the planting of native species to achieve a high ecological value;

(ii) is arranged to minimize edge habitat and maximize core habitat, including, where feasible, connecting to other contiguous or nearby habitat off-site and, if divided into portions, each portion is no less than 10,000 square feet;

(iii) where feasible, is located on the site where it is visible to the residents, occupants or visitors to the site, thereby enhancing the site and encouraging the enjoyment and maintenance of the preserved area;

(iv) where feasible, is located so that it includes some of the most significant natural features on the site referred to in paragraph (d)(1) of this Section within the boundaries of the #habitat preservation area#;

(3) the optional amenity area, where provided pursuant to Section 143-412 (Amenities allowed in connection with reduced habitat preservation area), is well designed and appropriately located;

- (4) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads# and #accessory# off-street parking and loading areas:
- (i) is well designed;
 - (ii) minimizes disturbance of significant natural features;
 - (iii) minimizes curb cuts on major #streets#;
 - (iv) is integrated wherever feasible with the network of surrounding #streets# and #private roads#;
 - (v) for #plan review sites# with new, widened, or extended #private roads# or other common access shared by multiple property owners, such common access or #private roads# will be suitably maintained; and
 - (vi) the proposed #street# or #private road# system is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- (5) the subdivision of the site, where applicable, will result in an appropriate layout of #zoning lots# and #blocks#, and the subdivision as a whole meets all of the other findings of this Section; and
- (6) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

For subdivisions resulting only in #single-# and #two-family residences#, the Commission shall establish the location of #lot lines# and, where applicable, the location of #habitat preservation area#, #areas of no disturbance# and #private roads#. For such subdivisions, the Commission may request additional information regarding proposed or feasible #building# locations, driveways, pathways and other #hard surface areas#, and the location of preserved or newly planted trees and #landscape elements#; all of which will be subject to Department of Buildings approval for such features at the time of #development#, #enlargement# or #site alteration# according to the provisions of this Chapter and the Zoning Resolution as a whole.

143-43 **Development Plan**

143-431 **Establishment of a development plan**

The City Planning Commission may authorize the establishment of a long-term development plan, which provides for predictable development of a #plan review site# through phased construction over an extended period of time. The plan shall be reviewed pursuant to the conditions and findings of Section 143-42 (Authorization for Plan Review Sites). However, in addition to considering specific proposed #buildings# and other improvements, the Commission shall also consider proposed #developments#, #enlargements# or #site alterations# that would be implemented as part of a phased construction plan. Pursuant to the provisions of this Section, two types of areas may also be shown within the plan: preliminary plan sites and conceptual plan sites.

(a) Preliminary plan sites shall have an area no larger than 1.5 times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each preliminary plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:

- (1) proposed #uses#, including proposed #floor area# for each #use#;
- (2) proposed #lot coverage#, including proposed #building# location and #primary entrance#;
- (3) proposed #building# height;
- (4) elevation of proposed #building# facades;
- (5) proposed parking areas, including number of parking spaces, and proposed driveways, #private roads# and #streets#;
- (6) landscaping, planting and walkways and other paved surfaces related to the proposed #development# or #enlargement#;

Preliminary plan sites shall be indicated on the plan as such, and may later be developed pursuant to the certification in Section 143-432 (Certification for preliminary plan site).

(b) Conceptual plan sites shall have an area no larger than three times the area of the #lot coverage# of the sum of any future #buildings# or #enlargements# to occur within each conceptual plan site, and shall fully include all areas of future #hard surface area# or #site alteration#, and shall include the following information:

- (1) proposed #uses#, including proposed #floor area# for each #use#;
- (2) proposed #lot coverage#;
- (3) proposed #building# height;
- (4) proposed parking areas, including number of parking spaces, and proposed

driveways, #private roads# and #streets#;

Conceptual plan sites shall be indicated on the plan as such, and may later be developed pursuant to the authorization renewal in Section 143-433 (Renewal authorization for conceptual plan site).

Preliminary plan sites and conceptual plan sites may be developed at any time in the future, including such cases where the boundary of #plan review site# is modified, and conceptual plan sites shall not be subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution), except after granted an authorization pursuant to Section 143-433.

Within areas of the #plan review site# not designated as proposed construction, preliminary plan sites or conceptual plan sites, no #development#, #enlargement# or #site alteration# shall be permitted except by subsequent authorization pursuant to this Section, except as provided in Sections 143-416 (Minor enlargements or site alterations on plan review sites) or 143-42.

143-432

Certification for preliminary plan site

For #plan review sites# that have received approval from the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included preliminary plan sites within a specified area on the approved site plan, the Chairperson of the City Planning Commission shall certify to the Commissioner of Buildings that:

- (a) the proposed #use# is the same as shown in the high definition plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than in the plans contained in the application materials of the approved development plan;
- (b) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan, the location of the proposed #development# or #enlargement# is no more than 30 feet from the location shown on the plans contained in the application materials of the approved development plan, and the location of the #primary entrance# is similar to as shown in such materials and plan;
- (c) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (d) the elevation of the proposed #development# or #enlargement# is generally the same as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed parking areas, including number of parking spaces, are generally the same

or have fewer parking areas than as shown on the plans contained in the application materials of the approved development plan, and proposed driveways, #private roads# and #streets# are generally the same as shown on the plans contained in the application materials of the approved development plan;

- (f) the landscaping, planting, and arrangement of paved walkways and other paved surfaces relating to the proposed #development# or #enlargement# is similar and the amount of landscaped area is not less than as shown in the plans contained in the application materials of the approved development plan; and
- (g) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

143-433

Renewal authorization for conceptual plan site

For #plan review sites# that have received approval by the City Planning Commission pursuant to Section 143-431 (Establishment of a development plan), where such approval included designated conceptual plan sites within a specified area on the approved site plan, an authorization renewal must be obtained from the City Planning Commission prior to pursuing the #development#, #enlargement# or #site alteration# within such conceptual plan site, provided that the Commission shall find that:

- (a) the proposed configuration of #buildings#, including any associated structures and open areas, is consistent with the intent of the findings of Section 143-431;
- (b) the proposed #use# is the same or similar to that shown in the plans contained in the application materials of the approved development plan, and the proposed #floor area# for each #use# of the proposed #development# or #enlargement# is no greater than the plans contained in the application materials of the approved development plan;
- (c) the proposed #lot coverage# is no greater than the plans contained in the application materials of the approved development plan;
- (d) the proposed #building# height of the proposed #development# or #enlargement# is no greater than as shown in the plans contained in the application materials of the approved development plan;
- (e) the proposed circulation system, including both vehicular and pedestrian, and including but not limited to #private roads#, #accessory# off-street parking and loading areas, is consistent with the intent of the findings of Section 143-431, minimizes curb cuts on major #streets#, and is integrated wherever feasible with the network of surrounding #streets# and #private roads#; and

- (f) the facts upon which the authorization for the development plan was granted have not substantially changed, including that the character of the surrounding area is substantially the same.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area and may, in appropriate cases, condition the authorization renewal upon compliance with an approved landscaping plan.

143-44

Habitat Preservation Area

143-441

Modification of habitat preservation area standards

The City Planning Commission, may, by authorization, modify the #habitat preservation area# standards of Section 143-411 (Habitat preservation area standards) as set forth in paragraph (a) of this Section, provided that the findings of paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the #habitat preservation area# standards of Section 143-411 as follows:

- (1) The Commission may allow areas less than 10,000 square feet of contiguous #habitat area# to be included within the #habitat preservation area#, provided that at least one area within the #plan review site# has at least 10,000 square feet of contiguous #habitat area#, and provided that the total area included within the #habitat preservation area# meets the requirements of Section 143-411.
- (2) Where the existing percentage of #habitat area# is less than the required #habitat preservation area# pursuant to Section 143-411, or when providing access to a #plan review site# would result in a reduction below such required percentage, the Commission may allow a reduction of the #habitat preservation area# below the required percentage in order to permit vehicular or pedestrian access, or to permit utility access, through such area to a portion of the site that does not include #habitat preservation area#, provided that there is no feasible alternative location for such access, and that an area of equivalent size, in square footage, is planted with native species that support existing adjacent undisturbed plant communities, as identified in the #Special Natural Resources District# Site Assessment Protocol, found on the website of the Department of City Planning, and such planted area is designated as a newly created #habitat preservation area# on the site plans.

- (b) In order to grant such authorization, the Commission shall find that the modification:
 - (1) results in a #habitat preservation area# that includes some of the most significant natural features on the site, prioritizing areas of higher ecological value; and
 - (2) is the minimum required to achieve the intended purpose.

143-442

Special permit for modification of habitat preservation area

The City Planning Commission, may, by special permit, allow the modification of the boundaries of a #habitat preservation area# previously established by authorization pursuant to Section 143-42 (Authorization for Plan Review Sites). In order to grant such special permit, the Commission shall find that:

- (a) unforeseen physical circumstances relating to the continued #use# and maintenance of the site require the modification of the boundaries of the #habitat preservation area#;
- (b) the boundary modification has been mitigated by the establishment of a replacement area of a size equal to the area removed from the #habitat preservation area#, consisting of native plants selected to support existing adjacent undisturbed plant communities as identified in the #Special Natural Resources District# site assessment protocol, found on the website of the Department of City Planning, which replacement area has been included within the #habitat preservation area# on a revised site plan, resulting in a total #habitat preservation area# that is not less than the area previously approved; or, where this mitigation is not feasible; the enhancement of the ecological value and performance of the remaining #habitat preservation area# in a manner that reserves the ecological function of the site within a regional context, including but not limited to planting native plants selected to support existing adjacent undisturbed plant communities or removal of #invasive species#; and
- (c) the boundary modification is the minimum required to achieve the intended purpose.

The Commission may also permit the modification or removal of natural features within a #habitat preservation area# previously established by authorization pursuant to Section 143-42 in order to facilitate a temporary disturbance within the #habitat preservation area# that will subsequently be restored to a natural state. For such modification, only findings (a) and (c) of this Section shall apply.

143-443

Natural area dedicated for public use

Where an area containing significant natural features that are determined to have qualities of recreational, cultural or educational value to the public is dedicated to the City or its designee, without any cost to the City, the City Planning Commission may authorize, where appropriate, the dedicated area to be included within the #plan review site# for the purposes of #bulk# computation. The Commission, in order to grant such authorization, shall apply the findings of Section 143-42 (Authorization for Plan Review Sites). In addition, the Commission shall find that such area is directly accessible to the public from a public right-of-way and that such area shall be established for the use and enjoyment of the public.

The City Planning Commission may prescribe additional conditions and safeguards to ensure public access to the site and to minimize any adverse effects of #bulk# redistribution within the site on the surrounding area.

143-45 **Residential Sites**

The provisions of this Section, inclusive, shall apply only to #plan review sites# that:

- (a) are proposed for predominantly #residential use#, as provided in Section 143-411 (Habitat preservation area standards); and
- (b) contain at least 10,000 square feet of #habitat preservation area# on a #plan review site# of one or more acres.

In no event shall the number of #dwelling units# permitted by the City Planning Commission pursuant to this Section, inclusive, exceed the number that would be permitted if the entire #plan review site#, including the #habitat preservation area#, were to be developed pursuant to the regulations of this Chapter without modification pursuant to this Section, inclusive. The applicant shall provide a site plan demonstrating the maximum number of #dwelling units# that would be permitted, without the requested modifications, for the purposes of determining compliance with this provision.

143-451 **Modification of permitted residential building types**

The City Planning Commission may authorize, in R2 Districts, #semi-detached single-family residences#. The Commission may also modify the provisions of Article II, Chapter 2 to authorize, in R2 Districts, a #two-family detached residence# designed to give the appearance of two #single-family semi-detached residences#.

As a condition for granting such authorization, the #aggregate width of street walls# of a

#building# containing #residences#, or a number of such #buildings# separated by party walls, shall not exceed 100 feet for each such #building# or #abutting buildings#.

In order to grant such authorization, the Commission shall find that:

- (a) the modifications allow a more compact development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#, ;
- (b) the change of housing type constitutes the most effective method of concentrating development and preserving the natural features of the site;
- (c) for such concentration of development, standards of privacy and usable open areas can be and are achieved under the proposed site plan that are equal to those found with housing types in the absence of these modifications;
- (d) the existing topography and vegetation, as well as the proposed planting, effectively screen all #attached residences# from the #street line# of the #zoning lot# existing at the time of application, or that such #attached residences# are located more than 100 feet from such #street line#;
- (e) such modification is the least modification required to achieve the purpose for which it is granted; and
- (f) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-452

Modification of bulk regulations for residential sites

The City Planning Commission may authorize the modification of the following #bulk# regulations in order to allow arrangements of #buildings#, driveways, #private roads# or required parking areas so as to preserve natural features on the site, provided that the findings of paragraph (c) of this Section are met.

- (a) The Commission may modify:
 - (1) minimum #lot area# and #lot width# required pursuant to Sections 23-30 (LOT AREA AND LOT WIDTH REGULATIONS) and 143-23 (Minimum Lot Area for Zoning Lots Containing Designated Aquatic Resources), except that such modification shall not be permitted within R1 Districts and provided that:

- (i) in R2 Districts, minimum #lot area# may be modified to no less than 3,325 square feet, and minimum #lot width# to no less than 35 feet;
 - (ii) for any individual #zoning lot# this modification shall not be combined with the modification of #front yards# pursuant to paragraph (a)(2) of this Section, or with the modification of height and setback requirements pursuant to paragraph (a)(3);
- (2) #yard# regulations, provided that:
 - (i) #rear yard# or #side yard# modifications shall not be authorized on the periphery of the #plan review site# unless acceptable agreements are jointly submitted for development of two or more adjacent properties by the owners thereof, incorporating the proposed #yard# modifications along their common #lot lines#;
 - (ii) #front yards# may be reduced to a minimum of 10 feet, provided that such reductions shall not be combined with #rear yard# or #side yard# reductions, #lot area# or lot width# modifications pursuant to paragraph (a)(1) of this Section or height and setback modifications for the same #zoning lot#;
 - (iii) #side yards# may each be reduced to a minimum of four feet, and in addition:
 - (a) a minimum of eight feet shall be required between #buildings#;
and
 - (b) #side yard# reductions shall not be combined on the same #zoning lot# with modifications by the Commission to #front yards# or to height and setback provisions; and
 - (iv) #rear yards# may be reduced to a minimum depth of 20 feet, provided that such reductions shall not be combined with #front yard# reductions for the same #zoning lot#.
- (3) height and setback regulations, provided that:
 - (i) such modifications shall not exceed five feet in height within 100 feet of any #street line# on the periphery of the #plan review site#;
 - (ii) in addition to the findings in paragraph (c) of this Section, the Commission shall find that by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of natural features will be achieved, and that such preservation would not be possible by careful siting of lower #buildings#

containing the same permitted #floor area# and covering more land; and

(iii) such height and setback modifications shall not be combined on the same #zoning lot# with #lot area# or #lot width# modifications pursuant to paragraph (a)(1) of this Section, or #front# or #side yard# modifications pursuant to paragraph (a)(2);

(4) #court# regulations;

(5) required space between #buildings# on the same #zoning lot# pursuant to Section 23-71 (Minimum Distance Between Buildings on a Single Zoning Lot), provided that the resultant spacing will not be reduced beyond an amount considered appropriate by the Commission and in no case less than eight feet between #buildings#, where each #building# faces the same #street# or #private road#;

(6) open areas pursuant to the provisions of Sections 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas) and 23-891 (In R1 through R5 Districts); and

(7) location of parking, driveways or curb cuts regulations as set forth in Sections 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), 25-621 (Location of parking spaces in certain districts), 25-631 (Location and width of curb cuts in certain districts) and 143-31 (Parking Modifications for the Protection of Natural Features).

The following chart summarizes which #bulk# modifications may not be combined with other #bulk# modifications pursuant to the provisions of this paragraph (a).

TABLE OF BULK MODIFICATIONS*

	<u>Lot Area and Lot Width (para. 1)</u>	<u>Front Yard (para. 2)</u>	<u>Rear Yard (para. 2)</u>	<u>Side Yard (para. 2)</u>	<u>Height (para. 3)</u>
<u>Lot Area and Lot Width (para. 1)</u>	--	<u>X</u>			<u>X</u>
<u>Front Yard (para. 2)</u>	<u>X</u>	--	<u>X</u>	<u>X</u>	<u>X</u>
<u>Rear Yard</u>		<u>X</u>	--		

<u>(para. 2)</u>					
<u>Side Yard</u> <u>(para. 2)</u>		<u>X</u>		<u>--</u>	<u>X</u>
<u>Height</u> <u>(para. 3)</u>	<u>X</u>	<u>X</u>		<u>X</u>	<u>--</u>

* (X) represents where a specified #bulk# modification shall not be combined with another specified modification

(b) The Commission may also authorize the total #floor area#, #open space#, #lot coverage#, #hard surface area# or #dwelling units# permitted by the applicable district regulations to be distributed without regard for #zoning lot lines# among all #zoning lots# within a #plan review site#, provided that:

- (1) for portions of the #plan review site# that are within Resource Adjacent Areas or #areas adjacent to aquatic resources#, the #lot coverage# shall not exceed 15 percent, and the #hard surface area# shall not exceed 45 percent;
- (2) the maximum permitted #lot coverage# and #hard surface area# for each individual #zoning lot# shall not exceed:
 - (i) in R1 Districts, 35 percent and 70 percent respectively;
 - (ii) in R2 Districts, 45 percent and 75 percent respectively; and
 - (iii) in R1 and R2 Districts, for individual #zoning lots# where disturbance of #area of existing slope# within such #zoning lot# results in a maximum #lot coverage# of 20 percent or less and a corresponding maximum #hard surface area# of 50 percent or less pursuant to the provisions of Sections 143-32 (Lot Coverage) and 143-33 (Hard Surface Area), the distribution of #lot coverage# and #hard surface area# within the #plan review site# shall not exceed the more restrictive standard within such #zoning lot#.

(c) Findings

In order to grant such modifications, the Commission shall find that:

- (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of significant natural features and #habitat preservation area#;
- (2) for such concentration of development, standards of privacy and usable open areas are achieved under the proposed site plan that are equal to that found with housing developments absent these modifications;
- (3) the siting of #buildings# will not adversely affect adjacent properties or

#residences# within the #plan review site# by impairing privacy or access of light and air;

- (4) such modification is the least modification required to achieve the purpose for which it is granted;
- (5) the proposal as a whole will result in good overall design, will not impair the character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-46

Modification of Bulk Regulations for Certain Community Facilities

The provisions of this Section shall be applicable to #plan review sites# proposed for predominantly #community facility use#.

- (a) For such sites, the City Planning Commission may authorize the distribution of #floor area#, #hard surface area# and #lot coverage# permitted by the applicable regulations for all #zoning lots# within the #plan review site# to be distributed without regard for #zoning lot lines#. In addition, the Commission may authorize:
 - (1) modification of the maximum #lot coverage# provided by Section 143-414 (Open area and lot coverage requirements for community facilities);
 - (2) modification of the minimum open area required pursuant to Section 143-414; and
 - (3) where applicable, modification of the minimum #habitat preservation area# required from 35 percent to a minimum of 25 percent.
- (b) In order to grant such authorization, the Commission shall find that:
 - (1) the modifications allow a more compact clustered development pattern, which allows for greater preservation of natural features;
 - (2) the siting of #buildings# will not adversely affect adjacent properties by impairing privacy or access of light and air;
 - (3) such modification is the least modification required to achieve the purpose for which it is granted; and
 - (4) the proposal as a whole will result in good overall design, will not impair the

character of the surrounding area, and satisfies the purposes of this Chapter.

The Commission may impose appropriate conditions or safeguards, such as special landscaping requirements, to minimize any adverse effects on the character of the surrounding area.

143-47

Certification to Permit Tree Removal

For #plan review sites# located within an area shown on the #Special Natural Resource District# Habitat Map, available on the website of the Department of City Planning, where no #development#, #enlargement# or modification of the location of #hard surface area# is proposed, the Chairperson of the City Planning Commission may permit the removal of trees of six inch #caliper# or greater and may waive the requirement to apply for an authorization pursuant to Section 143-42 (Authorization for Plan Review Sites), provided that the Chairperson shall certify that all trees that are of six inch #caliper# or greater that are proposed to be removed are located in an area that would not qualify as a #habitat area# and are not located within a #designated aquatic resource# or applicable #buffer area# including, but not limited to, the following examples:

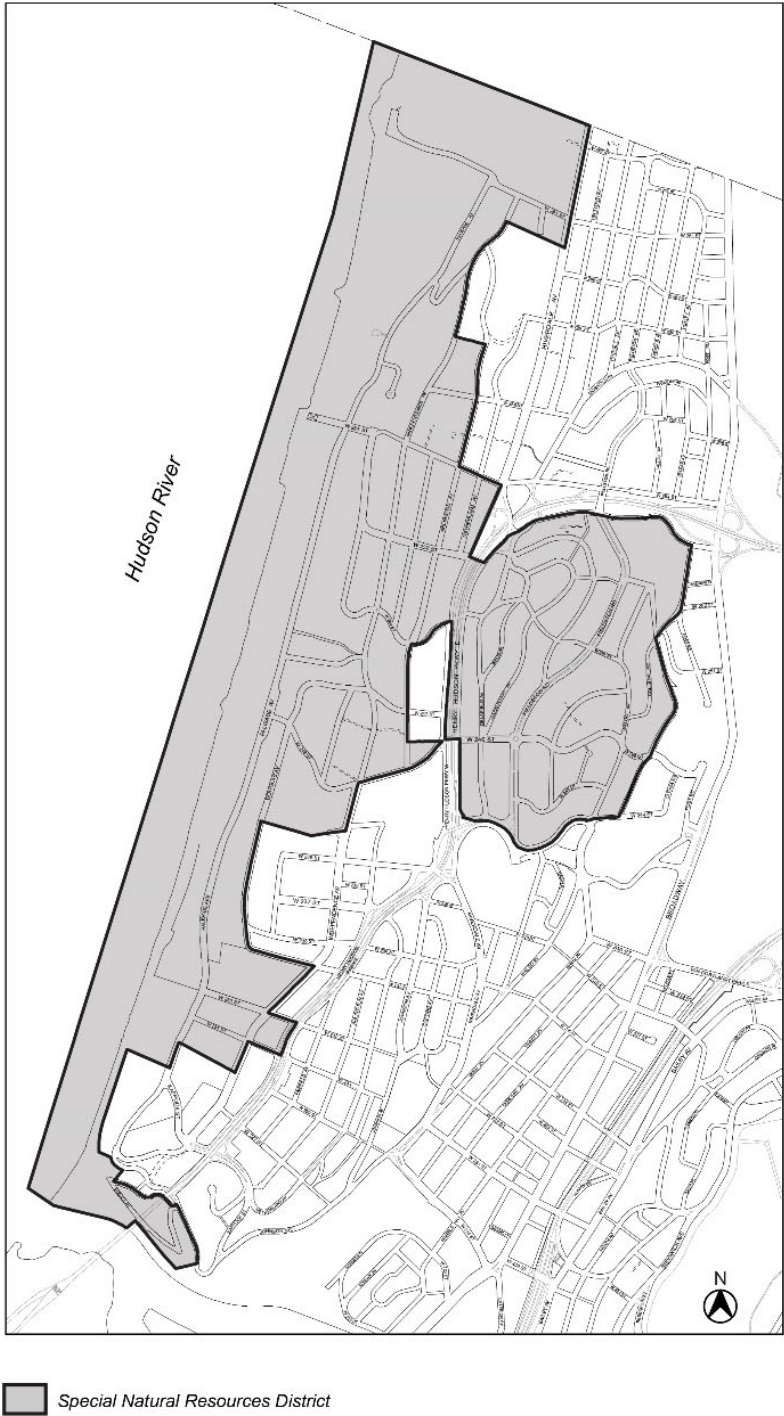
- (a) the tree is located in an area such as a parking lot, surrounded by #hard surface area#; or
- (b) the tree is located in an area surrounded by maintained lawn.

The Chairperson may request reports from an #environmental professional# in considering such waiver.

All provisions of Section 143-13 (Tree Regulations) shall apply to such #plan review site#.

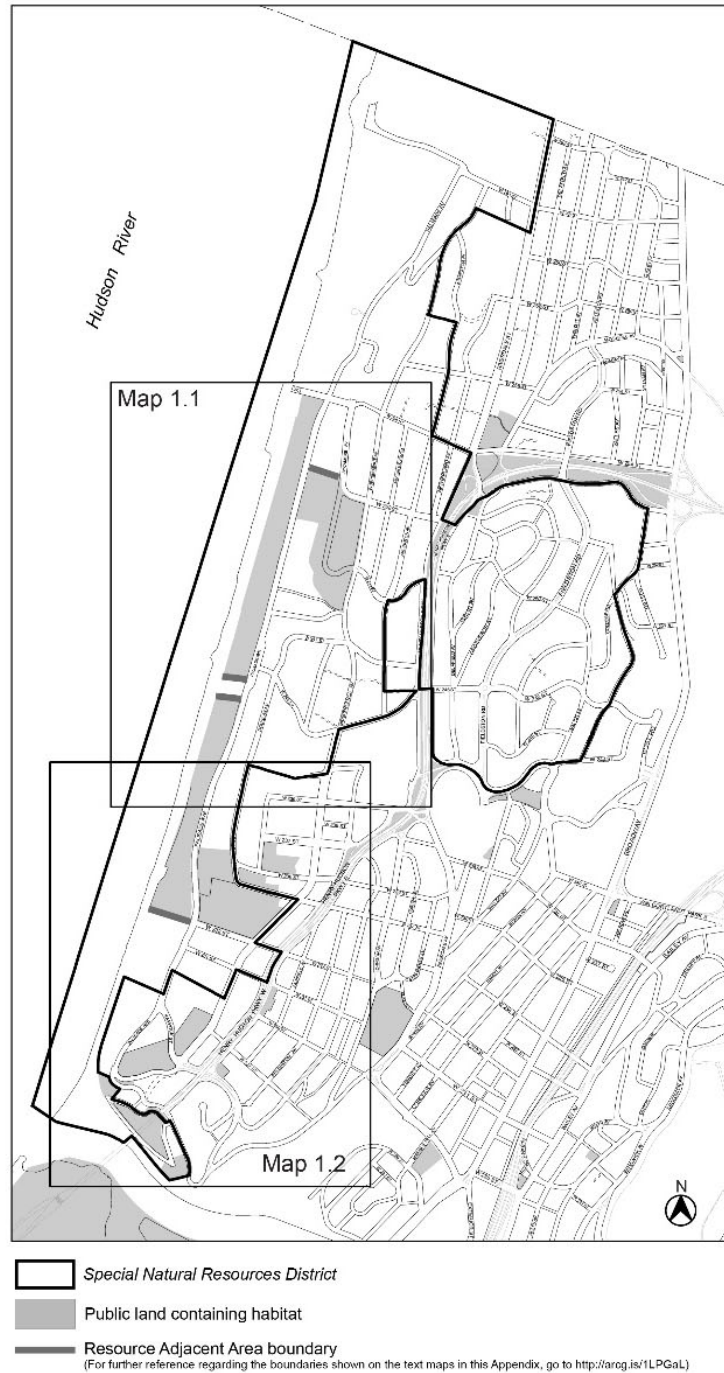
Appendix A. Special Natural Resources District

Map 1 (date of adoption)



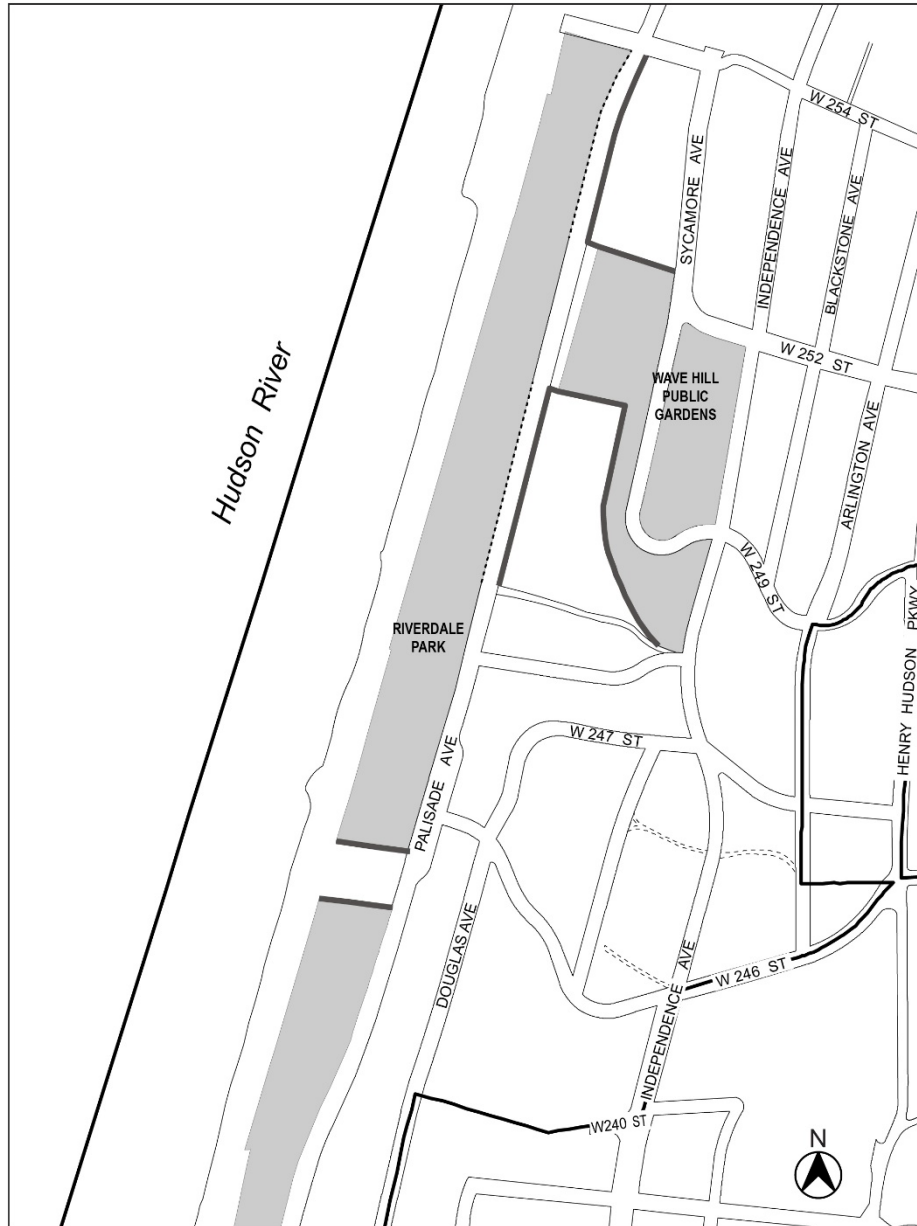
Appendix B. Resource Adjacent Areas





Map 1 (date of adoption)



Appendix B.

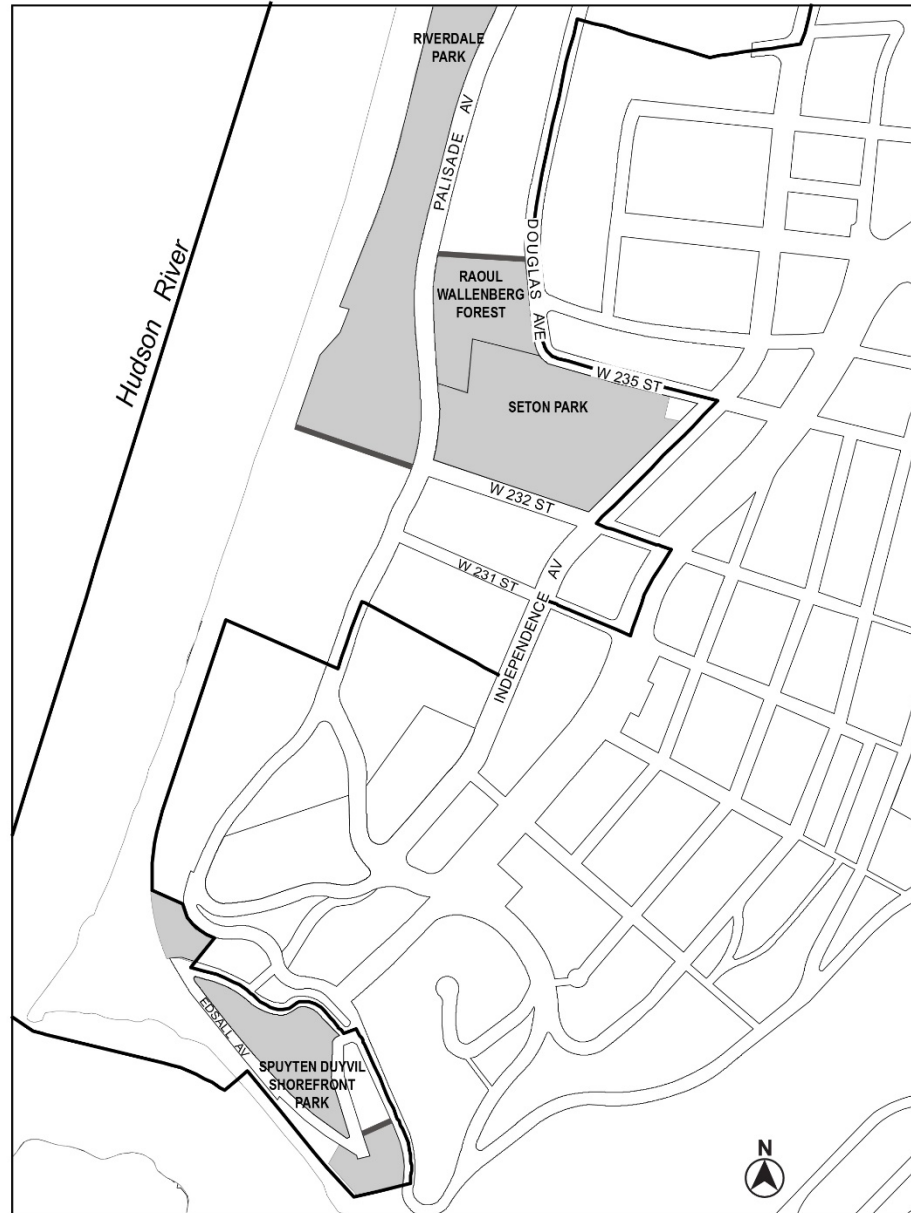
Map 1.1. (date of adoption)






-  Special Natural Resources District
-  Public lands containing habitat
-  Resource Adjacent Area boundary
-  Unbuilt street

Appendix B.

Map 1.2. (date of adoption)



-  *Special Natural Resources District*
-  Public lands containing habitat
-  Resource Adjacent Area boundary

* * *

**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/COUNCIL ADOPTION
* * *	* * *	* * *	* * *	* * *	* * *
Natural Area District-1 (NA-1)	105-00	21b 26a 26b 26c 26d 27a 27b	22748(A)	11/18/74	12/19/74
Natural Area District-2 (NA-2)	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
Natural Area District-3 (NA-3)	105-00	21d	770272 ZRY	11/9/77	12/1/77
Natural Area District-4 (NA-4)	105-00	7d 11c	821255 ZRQ	3/23/83	4/28/83
<u>Natural Resources District (NR)</u>	<u>143-00</u>	<u>1a 1b 1c 1d</u>	<u>190430 ZRY</u>	<u>[date of CPC adoption]</u>	<u>[date of City Council adoption]</u>
Ocean Parkway District (OP)	113-00	5d 6b 8c 9a	23284	12/22/76	1/20/77
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**APPENDIX B
INDEX OF SPECIAL PURPOSE DISTRICTS - ELIMINATED OR REPLACED**

SPECIAL DISTRICT (SYMBOL) SECTION	SECTION NUMBER	ZONING MAP(S)	CP/ULURP NUMBER*	CPC ADOPTION	BOE/COUNCIL ADOPTION
* * *	* * *	* * *	* * *	* * *	* * *
Mixed Use	123-00	12c	990001 ZRX	2/17/99	3/30/99

District-3 (MX-3) Eliminated and replaced by West Chelsea District					
<u>Natural Area</u> <u>District-2</u> <u>(NA-2)</u> <u>Eliminated</u> <u>and replaced</u> <u>by Special</u> <u>Natural</u> <u>Resources</u> <u>District</u>	105-00	1a 1b 1c 1d	22890(A)	5/14/75	5/21/75
New York City Convention and Exhibition Center Development District (CC) Eliminated 2/22/90, 900053 ZRM	93-00	8a 8c	22264	3/29/73	5/24/73
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