

STREET TREES TEXT AMENDMENT

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

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

* * *

Article II

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-012

Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

* * *

Section 26-30	(SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive
Section 26-40	(STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS)
Section 105-702	(Applicability of lower density growth management area regulations)

* * *

23-03

Street Tree Planting in Residence Districts

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more or conversions of a non-#residential building# to a #residential use# shall provide #street# trees in accordance with Section

26-41 (Street Tree Planting).

23-04

Planting Strips in Residence Districts

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

* * *

Article II

Chapter 4

Bulk Regulations for Community Facility Buildings in Residence Districts

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24-05

Street Tree Planting

R1 R2 R3 R4 R5 R7 R8 R9 R10

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition conversions of 20 percent or more of the #floor area# of a non-#residential building# to a #residential use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

24-06

Planting Strips

R1 R2 R3 R4 R5

In all districts, as indicated, all #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more or conversions of a non-#residential building# to a #residential use# shall provide and maintain a planting strip in accordance with Section 26-42 (Planting Strips).

* * *

Article II

Chapter 5

Accessory Off-Street Parking and Loading Regulations

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25-631

Location and width of curb cuts in certain districts

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

* * *

(c) Modification of curb cut location requirements:

* * *

R6 R7 R8

(2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of this Section provided that the Commission finds that:

- (i) the proposed modification does not adversely affect the character of the surrounding area; and
- (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the #street frontage# of the #development#.

~~The Commission may prescribe #street# tree planting requirements where appropriate to enhance the character of the #development# and the surrounding area.~~

* * *

Article II

Chapter 6

Special Urban Design Guidelines - Streetscape

Special Requirements for Developments in R9 and R10 Districts, Developments with Private Roads and Street Tree Planting

26-00

Applicability of this Chapter

The regulations of this Chapter shall apply to:

* * *

- (d) ~~#developments#, #enlargements# or conversions in all districts as applicable in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, as set forth in Section 26-40 (STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS).~~

* * *

26-12 General Provisions

In harmony with the general purposes and intent of this Resolution and the general purposes of Section 26-10, the regulations of Sections 26-13 through 26-17, inclusive, are intended to:

- (a) guide the location of arcades to assure horizontal continuity of new developments with existing building arcades and to maintain visual continuity at street level;
- (b) require transparency and/or articulation of front walls to improve the visual quality of the street;
- (c) ~~provide for street tree planting in order to enhance the visual character of the neighborhood;~~
- (d) improve the quality of the street environment;
- (e) limit the number and location of curb cuts, minimizing undue conflict between pedestrian and vehicular movements; and
- (f) eliminate trash on sidewalks by requiring central refuse storage areas within the zoning lot.

* * *

26-142 Street tree planting

~~All #developments# shall provide and maintain trees of four inch caliper, at the time of planting, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of #street# frontages of the #zoning lot# for every 25 feet of #street# frontage at approximately equal intervals except where the Commissioner of Transportation determines that such tree planting would be infeasible. All #street# trees shall be planted with gratings or other covers flush to grade, and in at least 3.5 cubic yards of top soil per tree with a minimum depth of soil of 3 feet, 6 inches.~~

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.~~

* * *

**26-20
SPECIAL REQUIREMENTS FOR DEVELOPMENTS WITH PRIVATE ROADS**

To provide for the orderly development of #residences# that are distant from #streets#, site planning requirements are established in Sections 26-20 through 26-27, inclusive. The regulations of this Section are intended to:

- (a) optimize vehicular access within a #development# containing #private roads#;
- (b) regulate the size of and distance between curb cuts to minimize undue conflict between pedestrian and vehicular movement; and
- (c) provide for sidewalks to facilitate social interaction and enhance pedestrian safety; and
- (d) ~~provide for tree planting along #private roads# in order to enhance the visual and environmental character of the neighborhood.~~

* * *

**26-23
Requirements for Planting Strips**

~~A minimum three-foot wide planting strip shall be provided adjacent to and along the entire length of the required curb. Within the required planting strip, one tree of at least three inches in caliper shall be planted for every 25 feet of length of such planting strip.~~

~~Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.~~

* * *

**26-40
STREET TREE PLANTING AND PLANTING STRIP REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS**

~~In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, all #developments# shall provide and maintain along the entire #street# length of the #zoning lot#, one street tree for every 25 feet of #street# frontage of the #zoning lot#.~~

~~Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.~~

26-41
Street Tree Planting

In accordance with applicability requirements of underlying district regulations, one #street# tree, pre-existing or newly planted, shall be provided for every 25 feet of #private road#, or #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #private road# or #street#. However, where the Department of Parks and Recreation determines that such tree planting would be unfeasible, or in historic districts where the Landmarks Preservation Commission determines that such tree planting would not be in character with the historic district, such tree shall be planted in an alternative location, to be selected by the Department of Parks and Recreation, as follows:

- (a) within an existing empty #street# tree pit, or, if no existing empty #street# tree pit is available,
- (b) within an area owned by the City of New York, excluding sidewalks adjacent to privately owned property.

All such alternative locations shall be within the Community District or half mile of the #development# site. If no such alternative location is found, such tree shall be waived by the Department of Parks and Recreation.

The species and caliper of all #street# trees shall be determined by the Department of Parks and Recreation, and all such trees shall be planted by the owner of the #development#, #enlargement# or converted #building# in accordance with the #street# tree planting standards of the Department of Parks and Recreation.

26-42
Planting Strips

In accordance with applicability requirements of underlying district regulations, the owner of the #development#, #enlargement#, or converted #building# shall provide and maintain a planting strip. #Street# trees required pursuant to Section 26-41 shall be planted within such planting strip. In addition to such #street# trees, such strip shall be fully planted with grass or groundcover. Such planting strip shall be located adjacent to and extend along the entire length of the curb of the #private road# or #street#. For #private roads#, the minimum width of such planting strip shall be three feet. For #streets#, the width of such planting strip shall be determined by the Department of

Transportation. Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.

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Article II
Chapter 8
The Quality Housing Program

* * *

28-03
Quality Housing Program Elements

The Quality Housing Program consists of four components: neighborhood impact, building interior, recreation space and planting, and safety and security.

The neighborhood impact component controls the effect of the Quality Housing ~~#building#~~ on the neighborhood and includes mandatory ~~#bulk#~~ regulations ~~and #street# tree planting, both of which are mandatory.~~

* * *

28-12
Street Tree Planting

In addition to the applicable underlying #street# tree planting requirements, A all Quality Housing #developments# or conversions, and #enlargements# or #extensions# that increase the existing #residential floor area# by at least 20 percent, shall provide #street# trees in accordance with Section 26-41(Street Tree Planting). ~~provide and maintain along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at time of planting and be placed at approximately equal intervals except where the Commissioner of Buildings determines that such tree planting would be unfeasible. The Commissioner of Buildings may refer such matter to the Department of Transportation and the Department of Parks and Recreation for reports and may base the determination on such reports. All #street# trees shall be planted, maintained and replaced when necessary with the approval of, and in accordance with the standards of, the Department of Parks and Recreation and the Department of Transportation.~~

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Article III

Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

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33-03
Street Tree Planting in Commercial Districts

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, all #developments#, #enlargements# of 20 percent or more in #floor area# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial, residential# or #community facility use#, or from a #commercial use# to a #residential# or #community facility use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Group 16 B, C and D.

* * *

Article III
Chapter 7
Special Regulations

* * *

37-22
Street Tree Planting Requirements in C1, C2 and C4 Districts

In all C1, C2 and C4 Districts in the Borough of Staten Island, the #street# tree planting requirements of Section 26-40 (STREET TREE PLANTING REQUIREMENTS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS) shall apply.

* * *

Article IV
Chapter 3
Bulk Regulations

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43-02
Street Tree Planting in Manufacturing Districts

M1 M2 M3

In all districts, as indicated, all #developments# or #enlargements# of 20 percent or more in #floor area#, excluding #developments# or #enlargements# in Use Groups 17 or 18, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial# or #community facility use# shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Group 16 B, C and D.

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Article VI
Chapter 2
Special Regulations Applying in the Waterfront Area

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62-354
Special height and setback regulations

Within Waterfront Access Plan BK-1, the provisions of Section 62-341 (Developments on land and platforms) are modified as follows:

* * *

- (i) In addition to the applicable underlying #street# tree planting requirements, A all #developments#, conversions, and #enlargements# or #extensions# which increase the existing #floor area# by more than 10 percent, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). along the entire #street# length of the #zoning lot#, one tree for every 25 feet of street frontage. Such trees shall be of at least three inch caliper at the time of planting and be placed at approximately equal intervals except where the Department of Parks and Recreation determines that such tree planting would be unfeasible. Such trees shall be planted in accordance with the standards of the Department of Parks and Recreation.

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Article VII
Chapter 7
Special Provisions for Zoning Lots Divided by District Boundaries

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77-40
SUPPLEMENTAL REGULATIONS

For #buildings developed# or #enlarged# on #zoning lots# in which a district boundary divides the #building# such that the Quality Housing Program applies in one portion of the #building# but not the other, the following Sections of Article II, Chapter 8, shall apply to the entire #building# or #zoning lot#, as applicable:

~~Section 28-12 (Street Tree Planting)~~

Section 28-20 (BUILDING INTERIOR)

Section 28-30 (RECREATION SPACE AND PLANTING AREAS)

Section 28-40 (SAFETY AND SECURITY)

Section 28-50 (PARKING FOR QUALITY HOUSING).

* * *

Article IX - Special Purpose Districts

Chapter 2 Special Park Improvement District

* * *

92-05 Mandatory Tree Planting Provisions

~~All new #developments# within the Special District shall provide and maintain trees of not less than four inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines.~~

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Article IX - Special Purpose Districts

Chapter 3 Special Hudson Yards District

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93-62 Street Tree Planting

~~All new #developments# or #enlargements# shall provide and maintain trees of not less than four inch caliper at the time of planting in the sidewalk adjacent to the #zoning lot#. In addition to the applicable underlying #street# tree planting requirements, I in the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, trees shall also be provided along the #street# edge of the mandatory sidewalk widening. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet. Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.~~

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Article IX - Special Purpose Districts

Chapter 4 Special Sheepshead Bay District

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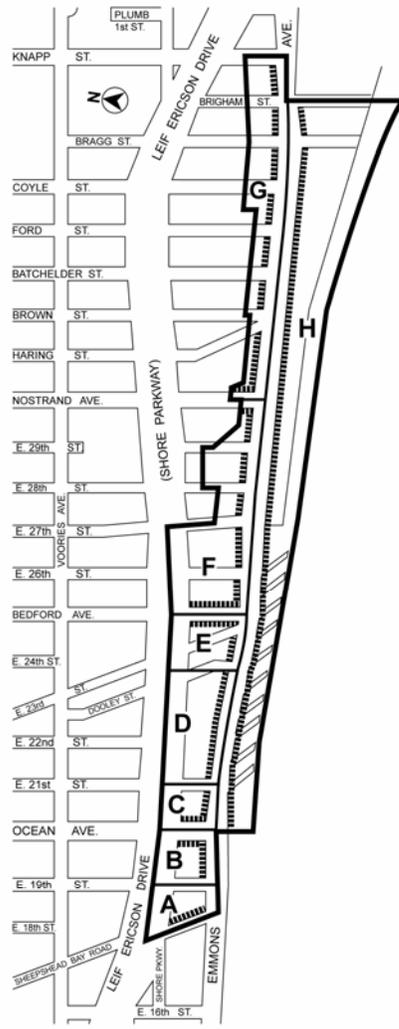
94-072 Landscaping

~~All new #development# within the Special District, which is located on a #zoning lot# with frontage along Emmons Avenue, Sheepshead Bay Road, Ocean Avenue, Bedford Avenue or Nostrand Avenue, shall provide and maintain trees of not less than 4 inch caliper at the time of planting. There shall be at least one such tree for approximately every 20 feet of lot frontage along such #streets# and these trees shall be within 2 feet of the curb lines, starting from a point approximately 10 feet from the #side lot line# of the #zoning lot#.~~

~~Where trees are planted pursuant to this Section prior to April 1, 1978, such planting may be undertaken in accordance with the tree caliper requirements existing prior to December 15, 1977.~~

* * *

Appendix A Special Sheepshead Bay District Map



Special Sheepshead Bay District
 Area Boundary
MANDATORY PROVISIONS
 Front Setback and Tree Planting
 Special Plaza Provisions— Areas A, C, and E

Article IX - Special Purpose Districts

Chapter 5 Special Transit Land Use District

* * *

~~95-10~~ ~~SPECIAL PROVISION FOR TREES~~

~~All new #developments# within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of #street# frontages of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and in accordance with Department of Transportation guidelines. Where such tree planting is infeasible on sidewalks, it shall be provided alternatively on the #zoning lot#.~~

* * *

Article IX - Special Purpose Districts

Chapter 6 Special Clinton District

* * *

~~96-50~~ ~~REGULATIONS APPLICABLE TO ALL AREAS~~

~~The provision of Section s 96-51 (Mandatory Tree Planting Provisions) and 96-52 (Bulk Modifications for Public Parking Garages) shall apply to all areas within the Special~~

District.

96-51

Mandatory Tree Planting Provisions

All ~~#developments#~~ within the Special District shall provide and maintain trees of not less than 4 inch caliper at the time of planting on sidewalks for the entire length of ~~#street#~~ frontage of the ~~#zoning lot#~~. These trees shall be planted at maximum intervals of 30 feet and in accordance with Department of Transportation guidelines. The tree planting provisions shall also apply to ~~#enlargements#, #extensions# or alterations, other than #incidental alterations#, involving 30 percent or more of the existing #floor area# of a #building#.~~

* * *

96-80

EXCLUDED AREAS

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- (a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue known as the Clinton Community Urban Renewal Development Area, provided that in this area the provisions of Section s 96-40 (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS) and 96-51 (Mandatory Tree Planting Provisions) shall apply;

* * *

Article IX - Special Purpose Districts

Chapter 9

Special Madison Avenue Preservation District

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99-06

Mandatory Tree Planting Provisions

All new ~~#developments#~~ within the Special District shall provide and maintain trees of not less than four inch caliper, at the time of planting, on sidewalks for the entire length of ~~#street#~~ frontage of the ~~#zoning lot#~~. Those trees shall be planted at maximum intervals of 25 feet and be provided with metal guards in accordance with Department of Transportation guidelines.

* * *

**Article X
Special Purpose Districts**

**Chapter 1
Special Downtown Brooklyn District**

* * *

**101-03
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Downtown Brooklyn District# Plan.

The District Plan includes the following ~~eight~~ seven maps:

- Map 1 Special Downtown Brooklyn District and Subdistricts
- Map 2 Ground Floor Retail Frontage
- Map 3 Ground Floor Transparency Requirements
- Map 4 Street Wall Continuity and Mandatory Sidewalk Widening
- Map 5 Curb Cut Restrictions
- ~~Map 6 Street Tree Planting~~
- Map 7 6 Height Limitation Areas
- Map 8 7 Subway Station Improvement Areas

The maps are located within Appendix E (Special Downtown Brooklyn District Maps) of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

* * *

**101-30
SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS**

The provisions of this Section shall apply within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas, as shown on Map 7 6 in Appendix E of this Chapter.

- (a) Flatbush Avenue Extension Height Limitation Area

Within the Flatbush Avenue Extension Height Limitation Area, no #building or other structure# shall exceed a height of 400 feet.

- (b) Schermerhorn Street Height Limitation Area

Within the Schermerhorn Street Height Limitation Area, the provisions of this paragraph, (b), shall apply:

- (1) Public plaza prohibition

No #public plazas# shall be permitted within Area B of Map 7 6.

- (2) Height and setback regulations

The tower provisions of Section 101-223 shall not apply. The standard height and setback regulations of Section 101-222 shall apply within Area A of Map 7 6, and are modified to limit maximum building height to 140 feet within Area B, and to permit a maximum building height of 250 feet within Area C of Map 7 6. For #buildings developed# or #enlarged# pursuant to the Quality Housing Program, the underlying height and setback regulations shall apply, except that the maximum height of a #building# shall be as specified on Map 7 6 or as specified pursuant to the Quality Housing Program, whichever is less.

* * *

101-43 Street Tree Planting Regulations

Map 6 (Street Tree Planting) in Appendix E of this Chapter specifies #streets# where the tree planting requirements of this Section shall apply.

All #buildings# located on the #streets# specified on Map 6 shall provide and maintain trees of not less than four-inch caliper, at the time of planting, in the sidewalk adjacent to the #zoning lot#. Such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#. Such trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings, except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible. These trees shall be provided with metal guards in accordance with Department of Parks and Recreation guidelines.

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APPENDIX E Special Downtown Brooklyn District Maps

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Map 6 Street Tree Planting



- Special Downtown Brooklyn District
- Street Tree Planting Required

Map 7 6 Height Limitation Areas

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Map 8 7 Subway Station Improvement Areas

* * *

Article X - Special Purpose Districts

**Chapter 7
Special South Richmond Development District**

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**107-322
Tree requirements**

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(b) — Sidewalk trees

All ~~#developments# and #site alterations#~~ in the Special District shall preserve existing trees or provide and maintain trees of three-inch caliper or more at the time of planting along the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~. The trees shall be located between the ~~#front lot line#~~ and the curb line, and 25 feet on center or one tree per 25 feet of frontage. These trees shall be planted in accordance with the requirements of the Department of Parks and Recreation, except where the Department of Parks and Recreation determines that such tree planting would be infeasible.

(e b) Planting for open parking areas

In underlying ~~#Residence#, #Commercial# or #Manufacturing Districts#~~, all open off-street parking areas with ten spaces or more shall be subject to the tree planting and screening requirements of Section 107-483.

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Article X - Special Purpose Districts

**Chapter 9
Special Little Italy District**

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**119-10
PRESERVATION AREA (Area A)**

* * *

**109-17
Mandatory Street Trees**

~~Except where the Commissioner of Transportation determines that such tree planting is infeasible,~~ In addition to the applicable underlying #street# tree planting requirements, all new ~~#developments#, #enlargements#,~~ changes of ~~#use#~~ within the same or to other Use Groups involving at least 50 percent of the ~~#floor area#~~ of an existing ~~#building#~~, or alterations above 30 percent of the building value of an existing ~~#building#~~ pursuant to the applicable articles of the Building Code of the City of New York, within Area A, shall provide and maintain trees in accordance with Section 26-41 (Street Tree Planting). ~~planted in the #street# sidewalk area adjacent to the #zoning lot# for the entire length of the #street# frontage of the #zoning lot#.~~ Such trees shall be not less than three and one half inch caliper, one tree shall be planted for every 25 feet of ~~#street#~~ frontage at approximately equal intervals. They shall be planted flush to grade and in other respects ~~planted in conformance with the specifications established by the Manhattan Street Tree Planting Division of the Department of Parks and Recreation and the Department of Transportation.~~

Such #street# tree requirements shall not apply to any #development# on a #zoning lot# within the Mulberry Street Regional Spine (Area A-1).

* * *

109-25

Mandatory Sidewalk Improvements

All new #developments#, #enlargements#, changes of #use# within the same or to other #use# groups of at least 50 percent of the #floor area# of an existing #building#, or an alteration above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area A-1 shall provide, extending for the entire length of the #street# frontage of the #zoning lot#, sidewalk paving consisting of brick pavers and granite curbs as illustrated herein and approved by the Department of Transportation. ~~The provisions of Section 109-17 (Mandatory Street Trees) shall not apply in Area A-1.~~

* * *

119-30

HOUSTON STREET CORRIDOR (Area B)

* * *

109-36

Mandatory Street Trees

In addition to the applicable underlying #street# tree planting requirements, A all new #developments#, #enlargements#, changes of #use# within the same or to other Use Groups of at least 50 percent of the #floor area# of an existing #building#, or alterations above 30 percent of the building value of an existing #building#, pursuant to the applicable articles of the Building Code of the City of New York, within Area B, shall provide and maintain #street# trees as set forth in Section ~~109-17~~ 26-41 (Street Tree Planting), except that for a #zoning lot# frontage on Houston Street such mandatory trees may alternatively be located on the median traffic island of Houston Street.

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Article XI - Special Purpose Districts

Chapter 2

Special City Island District

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**112-11
Mandatory Tree Planting Provisions**

~~All #developments# on City Island shall provide and maintain trees of not less than four-inch caliper at the time of planting on sidewalks for the entire length of the #street# frontage of the #zoning lot#. These trees shall be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree plantings. The trees shall be provided with metal guards in accordance with Department of Transportation guidelines.~~

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Article XI - Special Purpose Districts

**Chapter 3
Special Ocean Parkway District**

* * *

**113-31
Tree Planting Requirements**

~~For~~ In addition to the applicable underlying #street# tree planting requirements, all #developments#, #enlargements# or changes of #use# on #zoning lots# having frontage on Ocean Parkway, shall provide #street# trees in accordance with the provisions of Section 26-41(Street Tree Planting). trees of at least 4 inch caliper shall be planted in the sidewalk along Ocean Parkway at the rate of one tree for each 25 feet of frontage or portion thereof.

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Article XI - Special Purpose Districts

**Chapter 4
Special Bay Ridge District**

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**114-20
SPECIAL TREE PLANTING REGULATIONS**

In any zoning district permitting #residences# in the #Special Bay Ridge District#, all #developments# and #enlargements# shall provide and maintain, along the entire #street# length of the #zoning lot#, one #street# tree for every 25 feet of #street# frontage of the #zoning lot#. Such trees shall be of at least three inch caliper at the time of planting and shall be placed at approximately equal intervals, except where the Department of Parks and Recreation determines that such tree planting would not be feasible. All such trees shall be planted, maintained and replaced when necessary with the approval of and in accordance with the standards of the Department of Parks and Recreation.

Article XI – Special Purpose Districts

**Chapter 5
Special Downtown Jamaica District**

* * *

**115-32
Street Tree Planting**

All new ~~#developments#~~ or ~~#enlargements#~~ that increase the existing ~~#floor area#~~ by at least 20 percent shall provide and maintain trees of not less than three inch caliper at the time of planting in the sidewalk adjacent to the ~~#zoning lot#~~. Such trees shall be provided for the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~ at maximum intervals of 25 feet except where the Commissioner of Parks and Recreation determines that such tree planting would be infeasible.

Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation.

**115-33-115-32
Refuse Storage, Recreation Space and Planting Areas**

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Article XI – Special Purpose Districts

**Chapter 6
Special Stapleton Waterfront District**

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**116-51
Street Trees**

~~#Street#~~ trees, pre-existing or newly planted, shall be provided along the entire length of the ~~#street#~~ frontage of the ~~#zoning lot#~~. The trees shall be located between the ~~#front lot line#~~ and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Parks and Recreation.

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Article XI - Special Purpose Districts

**Chapter 7
Special Long Island City Mixed Use District**

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**117-551
General provisions**

Within the Queens Plaza Subdistrict, the provisions of Sections ~~117-552 (Street trees)~~ and 117-553 (Central refuse storage area) shall apply to any #development# or #enlargement# except where more than 50 percent of the #floor area# of such #development#, #enlargement#, alteration or change of #use# is occupied by a #use# listed in Use Groups 16 or 17.

The provisions of Sections 117-554 (Mandatory sidewalk widening and ground floor uses) and 117-555 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C of this Chapter.

**117-552
Street trees**

~~#Street# trees shall be planted in the #street# adjacent to the #zoning lot#, except that #street# trees shall not be planted along Northern Boulevard and Queens Boulevard. At least one tree of 2.5 inch caliper or more shall be planted for each 25 feet of the entire #street# frontage of the #zoning lot#, excluding the frontage occupied by driveways or as required by the Department of Transportation. Trees shall be planted with gratings flush to grade in at least 200 cubic feet of soil per tree, with a depth of soil of at least 3 feet, 6 inches. Species shall be selected, installed and maintained in accordance with the specifications established by the Department of Parks and Recreation and the Department of Transportation.~~

~~If the Commissioner of Buildings determines that the tree planting requirements of this Section cannot be met in part or in whole because of subsoil conditions or the presence of an elevated structure, the number of required #street# trees that cannot be planted as required in this Section shall be planted in the #street# on the same #block# as the #zoning lot# to which it has frontage or at an alternative site approved by the Department of Parks and Recreation and the Department of Transportation.~~

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Article XI - Special Purpose Districts

**Chapter 9
Special Hillside Preservation District**

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**119-112
Tier I tree planting requirements**

* * *

(a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each 1,000 square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

~~(b) — #Street# trees~~

~~#Street# trees, pre-existing or newly-planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six inches of #caliper# and, for each additional four inches of #caliper#, credit for an additional tree shall be given.

Single-trunk trees, newly planted to meet this requirement, shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).

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**119-214
Tier II requirements for driveways and private roads**

* * *

(b) #Private roads#

* * *

~~(8) — along the entire length of a #private road#, trees shall be provided and maintained at the rate of one tree for every 25 feet of #private road# frontage and shall comply with the requirements set forth in Section 119-216 (Tier II tree planting requirements);~~

(9 8) 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 (b)(3) of this Section; and

(10 9) for the purposes of applying the #yard# regulations of Section 26-31, the curb of the #private road# shall be considered to be the #street line#.

**119-216
Tier II tree planting requirements**

* * *

(a) On-site trees

On-site trees, pre-existing or newly-planted, shall be provided on the #zoning lot# at the rate of one tree for each one thousand square feet of #lot area#, or portion thereof, or shall equal a total of 51 percent of all #tree credits# for trees originally on site, whichever is greater.

~~(b) #Street# trees~~

~~#Street# trees, pre-existing or newly-planted, shall be provided along the entire length of the #street# frontage of the #zoning lot#. The trees shall be located between the #front lot line# and the curb line and shall be provided at the rate of one tree for each 25 feet of frontage. Trees shall be planted in accordance with the requirements of the Department of Transportation and the Department of Parks and Recreation.~~

For any existing tree of at least six-inch #caliper# that is preserved, credit for one tree shall be given for the first six- inches of #caliper# and, for each additional four inches of caliper, credit for an additional tree shall be given.

Single-trunk trees newly-planted to meet this requirement shall be of at least three-inch #caliper# at the time of planting. Multiple-trunk trees and low-branching coniferous evergreens shall be at least 10 feet in height at the time of planting. On-site trees shall be of a species selected from Appendix B (Selection List for On-site Trees) ~~and #street# trees shall be of a species selected from Appendix C (Selection List for Street Trees).~~

* * *

~~APPENDIX C
Selection List for Street Trees~~

Street Trees

BOTANICAL NAME	COMMON NAME
<i>Acer rubrum</i>	Red maple
<i>Amelanchier canadensis</i>	Shadbush, Serviceberry
<i>Carpinus caroliniana</i>	American hornbeam, Musclewood
<i>Celtis occidentalis</i>	Hackberry
<i>Crataegus crus galli inermis</i>	Thornless cockspur hawthorn
<i>Crataegus phaenopyrum</i>	Washington hawthorn
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Fraxinus americana</i>	White ash
<i>Ginkgo biloba</i> (male trees only)	Ginkgo
<i>Gleditsia triacanthos inermis</i>	Honey locust, thornless
<i>Liquidambar styraciflua</i>	Sweet gum
<i>Nyssa sylvatica</i>	Tupelo, swamp
<i>Ostrya virginiana</i>	American hop hornbeam
<i>Quercus palustris</i>	Pin oak
<i>Quercus stellata</i>	Post oak
<i>Quercus phellos</i>	Willow oak
<i>Quercus rubra</i>	Northern red oak
<i>Taxodium distichum</i>	Bald cypress
<i>Tilia americana</i>	Basswood
<i>Tilia cordata</i>	Little leaf linden

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Article XII - Special Purpose Districts

Chapter 2

Special Grand Concourse Preservation District

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122-50

SPECIAL PROVISIONS FOR ~~TREE PLANTING~~ PLANTING STRIPS

~~For #developments# or #enlargements#, #street# trees shall be provided and maintained along the entire length of the #street# frontage of the #zoning lot#. Such trees shall be a minimum of 3 inches in caliper at the time of planting and be planted at maximum intervals of 25 feet and at a distance from the curb consistent with existing tree planting.~~

~~Such trees shall be provided with metal guards in accordance with the Department of Parks and Recreation guidelines. In addition,~~ there shall be a strip of continuous planting at grade of not less than 3 feet in width along the entire front wall of a new #building#. In the event a #building# is constructed within 3 feet of the #street line#, the owner of the #building# shall apply to the Bureau of Highway Operations for permission to locate a portion of such planting strips on a public sidewalk within the #street line#. A copy of such application shall be submitted with the new building application when filed at the Department of Buildings. Such sidewalk planting requirement may be waived by the Department of Buildings only upon receipt of written disapproval by the Department of Transportation.

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