



ISSUANCE # 73

DEPARTMENT OF BUILDINGS

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TECHNICAL
POLICY AND PROCEDURE NOTICE #11/87

TO: BOROUGH SUPERINTENDENTS

FROM: GEORGE E. BERGER, P.E.
Assistant Commissioner *GE*

DATE: DECEMBER 30, 1987

SUBJECT: Section 12-10 Zoning Resolution
Predominantly Built-Up Area and Block
Cemeteries

The In-Fill zoning provisions may be applicable when a construction site is located on block which meets the criteria contained in both the definition of Block and the definition of Predominantly Built-Up Area contained within Section 12-10 of the New York City Zoning Resolution.

"A predominantly built-up area is a block having a maximum area of 4 acres in R4 and R5 districts which is developed with buildings on zoning lots comprising 50 percent or more of the area of the block including a commercial district mapped within such residential district."

The above quoted portion of the definition shall be construed to require that the entire block be limited to a maximum area of 4 acres and the entire block also be zoned in R4 and R5 or both districts. Commercial zones C1-1 through C1-5 and C2-1 through C2-5 may constitute part of the block.

"A block is a tract of land bounded by:

- ...
- (b) Public parks
- ...
- (d) Airport boundaries..."

The Zoning Maps are incorporated into the provisions of the Zoning Resolution by Section 11-14. The maps show 'Public parks', airports and cemeteries designated with the same symbol, a dash-dot. Each of these uses may contain buildings but in general they involve similar characteristics of open space.

For purposes of In-Fill Zoning and the determination of 'Block' boundaries, cemeteries shall form such a boundary.

CFD:GEB:lg

cc: Distribution