**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 33-151 - In districts with bulk governed by Residence District bulk regulations

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## 33-151 - In districts with bulk governed by Residence District bulk regulations

LAST AMENDED
2/2/2011

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, when mapped within an R1, R2, R3, R4 or R5 District, except R5D Districts, on any #zoning lot# on which there are provided #yards# as set forth in this Section, the maximum #floor area ratio# set forth in Section 33-12 (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, may be increased to the #floor area ratio# set forth in the following table provided that:

(a) on #interior lots#, a #front yard# not less than 30 feet in depth is provided;

(b) on #corner lots#, two #front yards#, each not less than 20 feet in depth, are provided; or

(c) on #through lots#, a #front yard# not less than 30 feet in depth is provided along each #front lot line#.

MAXIMUM FLOOR AREA RATIO

| Districts | Maximum #Floor Area Ratio# |
|---|---|
| Within R1, R2, R3-1, R3A or R3X Districts | 1.60 |

| | |
|---|---|
| Within R4 or R5 Districts | 2.40 |