



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **33-441 - In C1 or C2 Districts with bulk governed by surrounding Residence District**

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### 33-441 - In C1 or C2 Districts with bulk governed by surrounding Residence District

LAST AMENDED

6/6/2024

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

In the districts indicated, the alternate front setback regulations applicable to a #building or other structure# shall be determined by the #Residence District# in which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

#### ALTERNATE REQUIRED FRONT SETBACKS

| Depth of Optional Front Open Area (in feet)     |                  | Alternate #Sky Exposure Plane#       |  |                     |                   |                     |
|---|------------------|--------------------------------------|--|---------------------|-------------------|---------------------|
|   |                  | Height above #Street Line# (in feet) | Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance) |                     |                   |                     |
|   |                  |                                      | On #Narrow Street#   |                     | On #Wide Street#  |                     |
| On #Narrow Street#                              | On #Wide Street# |                                      | Vertical Distance  | Horizontal Distance | Vertical Distance | Horizontal Distance |
| Within R1, R2, R3, R4, R5, R5A or R5B Districts |                  |                                      |  |                     |                   |                     |
| 15  | 10               | 30                                   | 1.4  | to 1                | 1.4               | to 1                |
| Within R6 or R7 Districts                       |                  |                                      |  |                     |                   |                     |
| 15  | 10               | 60                                   | 3.7  | to 1                | 7.6               | to 1                |
| Within R8, R9 or R10 Districts                  |                  |                                      |  |                     |                   |                     |
| 15  | 10               | 85                                   | 3.7  | to 1                | 7.6               | to 1                |

However, in accordance with the provisions of Section [32-42](#) (Location within Buildings), no #commercial building#, or portion thereof, occupied by non-#residential uses# listed under Use Groups VI through X shall exceed in height 30 feet or two #stories#, whichever is less.

For #community facility buildings# or #buildings# used for both #community facility# #use# and #commercial# #use#, when mapped within R4, R5, R5A or R5B Districts, the height above #street line# shall be 35 feet.