**Zoning Resolution**

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

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 33-442 - In other Commercial Districts

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## 33-442 - In other Commercial Districts

LAST AMENDED
12/5/2024

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C8

In the districts indicated, the alternate front setback regulations applicable to a #building or other structure# shall be as set forth in the following table:

ALTERNATE REQUIRED FRONT SETBACKS

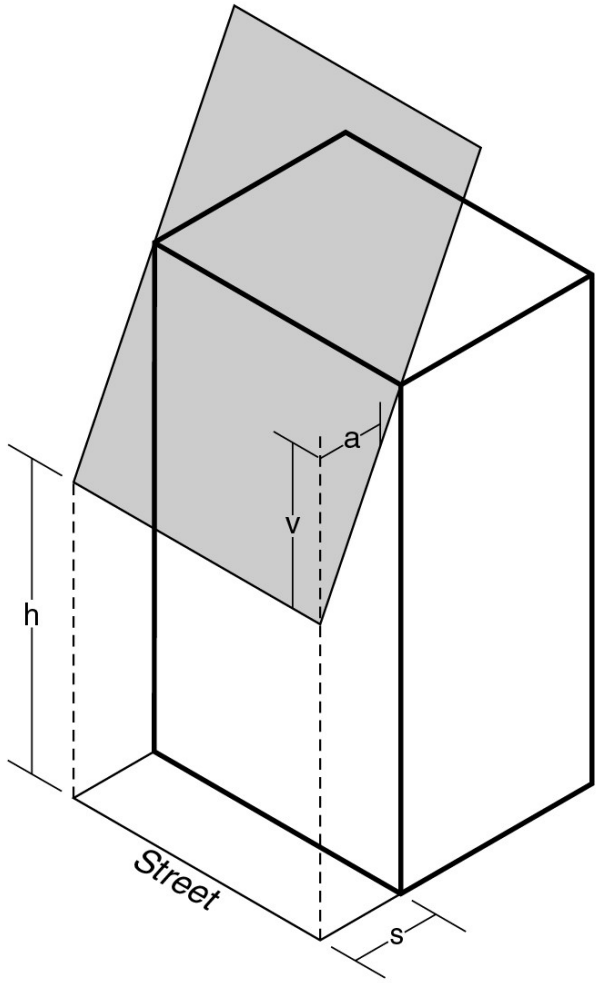
| Depth of Optional Front Open Area (in feet) | | Alternate #Sky Exposure Plane# | | | | |
|---|---|---|---|---|---|---|
| | | Height above #Street Line# (in feet) | Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance) | | | |
| | | | On #Narrow Street# | | On #Wide Street# | |
| On #Narrow Street# | On #Wide Street# | | Vertical Distance | Horizontal Distance | Vertical Distance | Horizontal Distance |
| Within C3 C4-1 C8-1 Districts | | | | | | |
| 15 | 10 | 30 | 1.4 | to 1 | 1.4 | to 1 |

| Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C8-2 C8-3 Districts | | | | | | |
|---|---|---|---|---|---|---|
| 15 | 10 | 60 | 3.7 | to 1 | 7.6 | to 1 |

| Within C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5 C6 C8-4 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), in C1, C2 or C3 Districts, no #commercial building# or portion thereof occupied by #uses# listed under Use Groups VI through X shall exceed in height 30 feet or two #stories#, whichever is less.

In C4-1 or C8-1 Districts, for #community facility buildings# or #buildings# used for both #community facility# #use# and #commercial# #use#, the maximum height above #street line# shall be 35 feet or three #stories#, whichever is less.




a - Horizontal distance

h - Height of *sky exposure plane* above *street line*

s - Depth of the optional front open area

v - Vertical distance

*Sky Exposure Plane*

## ALTERNATE SKY EXPOSURE PLANE

(23-736, 24-53, 33-442, 43-44)